

62-31-01-08-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850  
Fax (740) 450-1000

**LINDA HOOPES**  
AUDITORS PARCEL NUMBER  
62-62-31-01-08-000 (ALL)

BEING ALL OF LOT 13 AND PART OF LOT 12 OF AN UNRECORDED PLAT OF W.G. BURT MULE COMPANY'S SUBDIVISION NUMBER 1 OF THE LARZELERE FARM AS CONVEYED TO LINDA R. HOOPES IN DEED VOLUME 768, PAGE 190 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 11, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11;

**THENCE** THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 10 MINUTES 31 SECONDS WEST 318.55 FEET (DEED) TO A POINT;
2. SOUTH 85 DEGREES 53 MINUTES 29 SECONDS EAST 528.09 FEET (DEED) TO A POINT;
3. SOUTH 03 DEGREES 49 MINUTES 31 SECONDS WEST 416.06 FEET (DEED) TO A POINT ON THE NORTH LINE OF THE ABOVE SAID UNRECORDED SUBDIVISION;

**THENCE** WITH THE NORTH LINE OF THE SAID UNRECORDED SUBDIVISION, NORTH 77 DEGREES 29 MINUTES 31 SECONDS EAST, PASSING EXISTING PINS AT 566.55 FEET (DEED) (5/8 INCH REBAR), 726.18 FEET (3/4 INCH PIPE), AND 786.41 FEET (1/2 INCH PIPE), A TOTAL DISTANCE OF 839.38 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), SAID EXISTING IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID NORTH LINE OF THE UNRECORDED SUBDIVISION (SOUTH LINE OF A PARCEL CONVEYED TO JOHANNA L. HILDENBRAND IN DEED VOLUME 1029, PAGE 251), NORTH 77 DEGREES 29 MINUTES 31 SECONDS EAST 106.92 FEET TO A CHERRY TREE AT THE NORTHEAST CORNER OF LOT 13, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 12 AT 27.03 FEET;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF THE SAID LOT 13 (WEST LINE OF LOT 14 CONVEYED TO WILLIAM Q. DAGPIN IN O.R. VOLUME 2101, PAGE 237), SOUTH 12 DEGREES 01 MINUTES 32 SECONDS EAST 326.91 FEET TO A POINT IN THE CENTER OF COOPERMILL ROAD (COUNTY ROAD 71), PASSING EXISTING IRON PINS AT 1.84 FEET (5/8 INCH REBAR WITH "BOWMAN" CAP) AND AT 302.60 FEET (1/2 INCH PIPE).

**THENCE** WITH THE CENTER OF THE SAID ROAD, SOUTH 80 DEGREES 04 MINUTES 30 SECONDS WEST 103.86 FEET TO A POINT;

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**THENCE** LEAVING THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO TRAVIS HUMPHREY IN DEED VOLUME 1156, PAGE 783, NORTH 12 DEGREES 34 MINUTES 55 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 30.00 FEET, A TOTAL DISTANCE OF 322.22 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.785 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COOPERMILL ROAD (COUNTY ROAD 71) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF MARCH, 2017, FROM A FIELD SURVEY COMPLETED THE 29TH DAY OF MARCH, 2017.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536

DESCRIPTION  
APPROVED  
By: [Signature] 4/6/2017





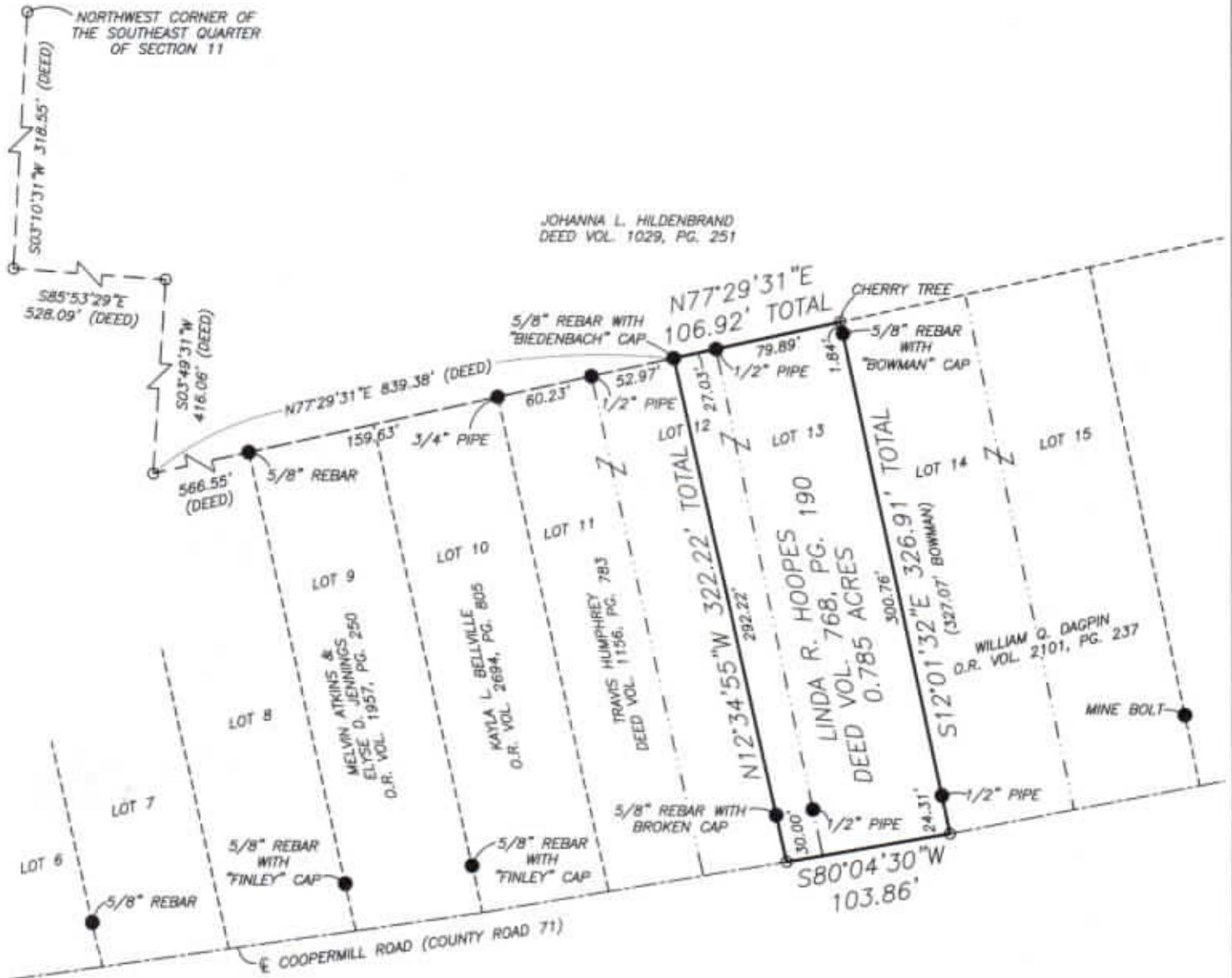
62-31-01-08-000 B

## SURVEY FOR LINDA HOOPES

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## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.828± AC. PARCEL  
COMPLETED NOV. 18, 1992 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 1.21 AC. PARCEL  
COMPLETED NOV. 13, 2008 BY S.M. BOWMAN PS7135  
PREVIOUS SURVEY OF A 0.832 AC. PARCEL  
COMPLETED MARCH 28, 1996 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 0.5785 AC. PARCEL  
COMPLETED MARCH 11, 1998 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 0.568 AC. PARCEL  
COMPLETED SEPT. 8, 1997 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 0.543 AC. PARCEL  
COMPLETED AUG. 27, 1998 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 0.5327 AC. PARCEL  
COMPLETED OCT. 11, 1992 BY J.L. GAMBLE PS5737  
PREVIOUS SURVEY OF A 0.50 AC. PARCEL  
COMPLETED FEB. 6, 1995 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 10.00 AC. PARCEL  
COMPLETED JAN. 9, 1980 BY R.L. DANIELS PS5410

## DESCRIPTION

APPROVED

By:

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=100'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 30th DAY OF MARCH, 2017, FROM A FIELD SURVEY COMPLETED THE 29th DAY OF MARCH, 2017.

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NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

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DRAWN BY: JWJ

DATE: 03-30-17

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5967

DRAWING NO: Z:\5967\5967.dwg