

62-31-02-05

62-31-02-03

2234 COOPERMILL RD

DESCRIPTION OF SURVEY FOR LEXA FRESHLY

JOB#513

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Southeast Quarter, of Section #11, Township #16, Range #14, of the Congress Lands East of the Scioto River, being all of the prior deed reference Volume 1011, Page 146 of said county's deed records, said prior deed reference being part of Lots #11 #12, & #13 of Bernard V. White's Subdivision as recorded in Plat Book 6, Page 6 of said county's plat records, also being all of Muskingum County Auditor's Parcel Numbers 62-62-31-02-03-000 covering that portion of said Lots #11 and #12, and 62-62-31-02-05-000 covering that portion of said Lot #13, and more particularly described as follows;

- Beginning at an iron pipe (found) at the common Northern corner for Lot #14 & #13 of said Bernard V. White's Subdivision also being on the South line of County Road #71 (Coopermill Road);
- #1- thence N 69 15 35 E 28.99 feet along the North line of said Lot #13 and South line of said road to an iron pin (set) at a corner of an easement described in the prior deed reference Volume 1011, Page 146;
 - #2- thence N 69 15 35 E 24.98 feet continuing along said lot line and road to the common Northern corner of Lots #13 & #12 of said subdivision;
 - #3- thence N 67 24 30 E 35.31 feet along the North line of said Lot #12 and South line of said road to an iron pipe (found) at a corner of a 0.410 acre exception as described in the prior deed reference, currently described in deed reference Volume 952, Page 207;
 - #4- thence S 16 40 35 E 86.62 feet along a line of said 0.410 acre exception and passing into Lot #11 of said subdivision to an iron pin (set) at a corner of said 0.410 acre exception;
 - #5- thence S 74 32 25 W 39.24 feet along a line of said 0.410 acre exception and passing back into said Lot #12 to an iron pipe (found) at a corner of previously mentioned easement;
 - #6- thence S 74 32 25 W 45.60 feet continuing along a line of said 0.410 acre exception and passing into said Lot #13 to an iron pipe (found) at a corner of said exception also being on the East line of the K & V Timms property as described in deed reference Volume 865, Page 98;
 - #7- thence N 19 44 20 W 77.47 feet along the East line of said Timms property to the place of beginning containing 0.070 acres within said Lots #11 & #12, and 0.093 acres within said Lot #13 for a total of 0.163 acres.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on June 18, 1993, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY

NOT RECORDABLE

Charles R. Harkness #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

A. L. Smith
6-28-93



The bearings on this plat are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method).

LEGEND

- ☐ STONE (FOUND) WITH X
- ⊙ CONCRETE MONUMENT (FOUND)
- ⊗ AXLE (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- ⊕ RAILROAD SPIKE (FOUND)
- ⊕ PK NAIL (FOUND)
- △ POINT
- IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS R.S. 6885.

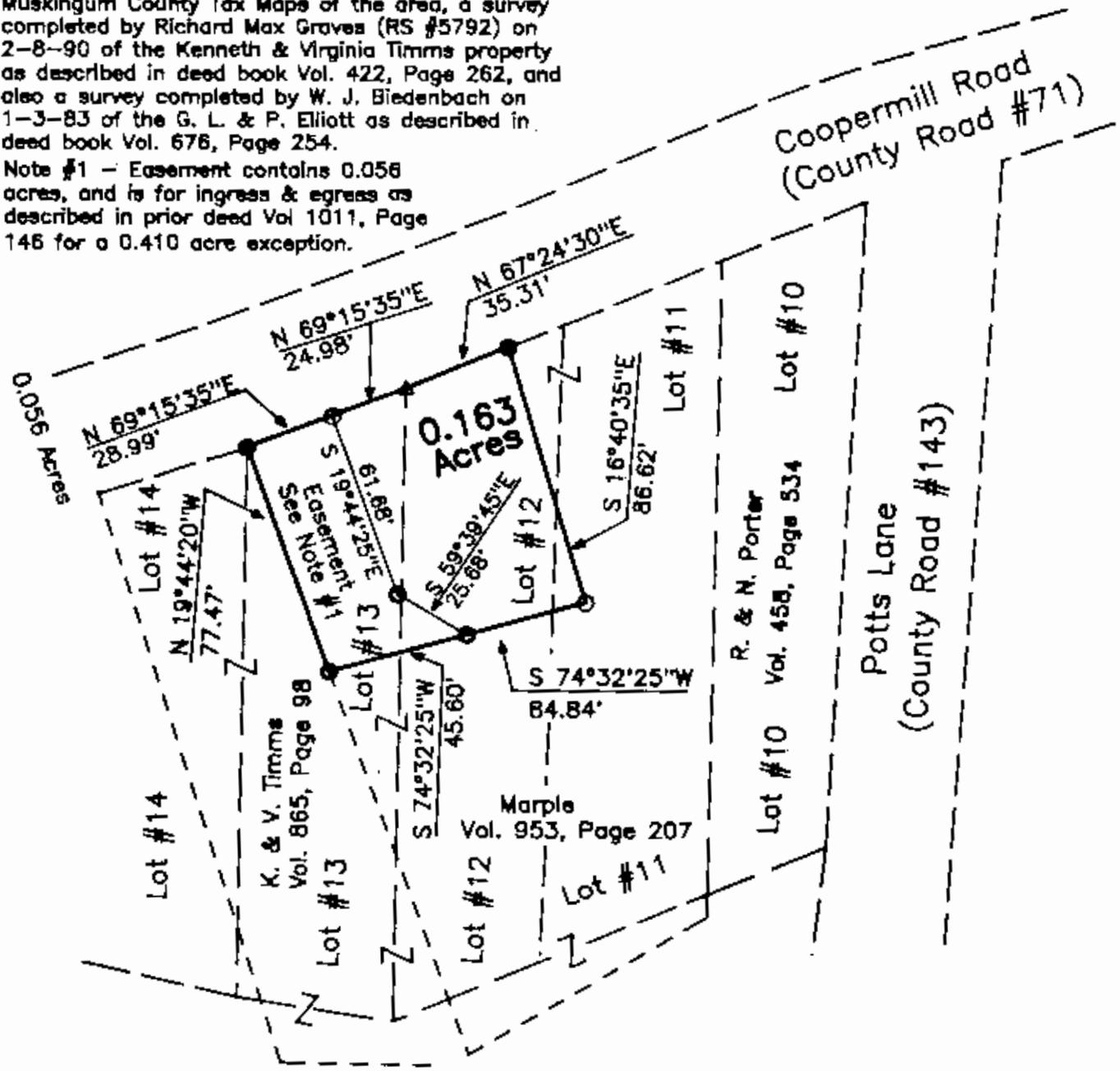
Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Southeast Quarter, of Section #11, Township #16, Range #14, of the Congress Lands East of the Scioto River, being all of the prior deed reference Volume 1011, Page 146 of said county's deed records, said prior deed reference being part of Lots #11 #12; & #13 of Bernard V. White's Subdivision as recorded in Plat Book 6, Page 6 of said county's plat records, also being all of Muskingum County Auditor's Parcel Numbers 62-62-31-02-03-000 containing 0.093 acres of said Lots #11 and #12, and 62-62-31-02-05-000 containing 0.070 acres of said Lot #13.

REFERENCES:

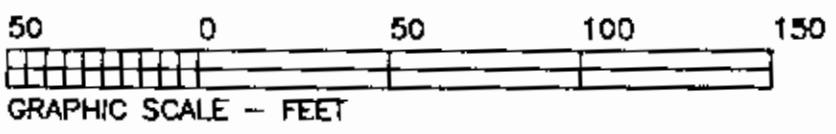
Muskingum County Tax Maps of the area, a survey completed by Richard Max Graves (RS #5792) on 2-8-90 of the Kenneth & Virginia Timms property as described in deed book Vol. 422, Page 262, and also a survey completed by W. J. Biedenbach on 1-3-83 of the G. L. & P. Elliott as described in deed book Vol. 676, Page 254.

Note #1 - Easement contains 0.056 acres, and is for ingress & egress as described in prior deed Vol 1011, Page 146 for a 0.410 acre exception.



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY *A. J. Smith*
6-28-93



This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Section 4733-37 of the Administrative Code, as an actual survey and is intended to be used for the legal transfer of the property shown. It does not intend to show all or any encroachments of record, nor encroachments unless indicated.

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SURVEY FOR:		
Lexa Freshly 2234 Coopermill Road Zanesville, Ohio 43701		
SECTION: #11	TOWNSHIP: #16	RANGE: #14
TWP: Springfield	COUNTY: Muskingum	STATE OF OHIO
Survey Date: 6-16-93	Draw date 6-16-93 By: SST	
C. R. HARKNESS SURVEYING & MAPPING INC. 788 DRYDEN ROAD Zanesville, Ohio 43701 Phone (614) 454-8367		
Job Number: #513	Drawing/Sheet No. Plat #01	