

DESCRIPTION OF SURVEY FOR COMMUNITY BANK, INC. JOB#1904

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

Being part of the Northwest Quarter, of Section 17, Township 16, Range 14, of the Congress Lands East of the Scioto River, **being all of the Community Bank, Inc.** property recorded in Official Record Volume 2107, Page 32, Parcel One, of said county's deed records, further being all of Muskingum County **Auditor's Parcel Number 62-39-01-28-001**, and more particularly described as follows;

Commencing at an iron pipe (found) at the center of Section 17;

- TIE- **THENCE North 03 degrees 11 minutes 05 seconds East 169.08 feet** along the common line for the Northwest and Northeast Quarters of Section 17 to an unmarked point in the centerline of Coopermill Road, being the place of beginning for the property herein intended to be described, passing an iron pin (found) at 143.95 feet;
- #1- **THENCE North 73 degrees 16 minutes 40 seconds West 20.57 feet** into said Northwest Quarter and along said road to the unmarked Southeast corner of the Kenneth B Campbell and Phyllis Campbell property recorded in Deed Book Volume 999, Page 301;
- #2- **THENCE North 03 degrees 11 minutes 05 seconds East 470.00 feet** leaving said road and along a common line for said Bank and Campbell properties to an iron pin (set), passing an iron pin (set) at 33.33 feet;
- #3- **THENCE North 86 degrees 48 minutes 15 seconds West 677.54 feet** continuing along said Bank and Campbell properties to an iron pin (found) on the East line of the Keith Sealock and Deloris Sealock property recorded in Official Record Volume 1672, Page 680;
- #4- **THENCE North 04 degrees 37 minutes 50 seconds East 609.32 feet** along said Bank and Sealock properties also along the Clata Otto Luburgh and Sally A Luburgh property recorded in Official Record Volume 2224, Page 546 to an iron pin (found) at the Southwest corner of Lot 16 of Wilkins Meadows Subdivision recorded in Plat Book 18, Page 107;
- #5- **THENCE South 86 degrees 51 minutes 55 seconds East 682.16 feet** along said Bank property and Lot 16 to an unmarked point on the common line for said Northwest and Northeast Quarters of Section 17, from which an iron pin (found) for reference bears South 86 degrees 51 minutes 50 seconds East 0.94 feet;
- #6- **THENCE South 03 degrees 11 minutes 05 seconds West 1084.67 feet** along said Quarter Section line to the place of beginning, passing iron pins (found) at 296.67 feet and 1044.83, **containing 9.87 acres.**

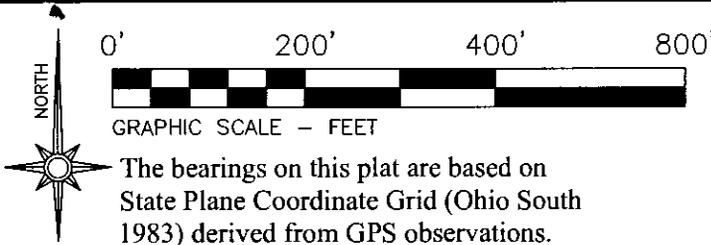
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 2, 2011 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, unless otherwise indicated.

OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885



DESCRIPTION
APPROVED
By: *[Signature]* 7/18/2011



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

Clata Otto Luburgh
& Sally A Luburgh
OR Vol. 2224, Page 546.

Lot 18 Lot 17
Wilkins Meadows Sub
PB 18, Pg 107.

Deer Creek Drive

N 03°08'50" E 1436.98'
To Stone (previously found)
at the Qtr Sec Corner

DESCRIPTION

APPROVED
By: *[Signature]* 7/18/2011

Lot 16

NW Qtr NE Qtr

Lot 15

0.73' East of Line

9.87 Acres

Community Bank Inc.
OR Vol. 2107, Page 32.
Parcel #62-39-01-28-001

Keith Sealock & Deloris Sealock
OR Vol. 1672, Page 680.

Jeff Armstrong & Lisa Armstrong
DB Vol. 1112, Page 389.

Kenneth B Campbell & Phyllis Campbell
DB Vol. 999, Page 301.

Brooke E Murray
OR Vol. 2330, Page 114.

James M Mills & Wanda F Mills
OR Vol. 2108, Page 354.

Coopermill Road

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

Being part of the Northwest Quarter, of Section 17, Township 16, Range 14, of the Congress Lands East of the Scioto River, being all of the Community Bank, Inc. property recorded in Official Record Volume 2107, Page 32 Parcel One of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 62-39-01-28-001:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Previous survey completed by Charles R Harkness PLS #6885 dated 7/31/1997. All other references are shown or listed.

- Note #1- Pin set replacing pin previously found.
- Note #2- Easement reserved by C & J Wilkins in DB Vol. 987. Page 438.
- Note #3- Easement 20' wide referenced in DB Vol. 1156, Page 81.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer to describe all or any easements of record, unless otherwise indicated

OFFICE COPY NOT RECORDABLE

SURVEY FOR:
Community Bank Inc.



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED:04/02/11 DRAWN:04/04/11 JOB NUMBER Job#1904 DRAWING / SHEET NUMBER Plat #01

SEC:17 TWP:16 RANGE:14 TWP:Springfield CO:Muskingum ST:Ohio