

6239-01-03
5031 COOPERMILL RD
62-39-02-11

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Surveying & Mapping
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LEGAL DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the northeast and southeast quarters of Section 17, and part of the southwest quarter and northwest quarter of Section 16, Township 16, Range 14, and being part of those lands intended to be described in Deed Volume 1951, page 548; being further bounded and described as follows:

Commencing at an iron pin found at the northwest corner of the northeast quarter of Section 17, thence, south 85 degrees – 35 minutes – 10 seconds east, 1301.52 feet, along the north line of said section, to an iron pin found; thence, south 05 degrees – 00 minutes – 00 seconds west, 1948.14 feet, along the quarter section line, to an iron pin found, and the **true point of beginning** for the parcel herein intended to be described;

Thence, north 87 degrees – 31 minutes – 14 seconds east, 731.38 feet along the south line of those lands now or formerly owned by Daryl R. & Joyce Ann Clark, as recorded in Deed Volume 567, page 896, to an iron pin found;

Thence, continuing along said Clark lands, the following six (6) courses and distances:

1. south 44 degrees – 48 minutes – 47 seconds east, 169.50 feet to an iron pin set;
2. south 14 degrees – 54 minutes – 46 seconds east, 499.64 feet to a point in a stream, formerly known as Springer's Run;
3. south 67 degrees – 50 minutes – 46 seconds east, 82.15 feet to a point in said Run;
4. south 57 degrees – 32 minutes – 46 seconds east, 132.90 feet to a point in said Run;
5. south 33 degrees – 39 minutes – 46 seconds east, 316.75 feet to a point in said Run;
6. south 07 degrees – 34 minutes – 41 seconds east, 181.15 feet to a railroad spike set in a bridge at the intersection of said Springer's Run and the centerline of Coopermill Road;

Thence, along said road, the following fourteen (14) courses and distances:

1. north 66 degrees – 33 minutes – 57 seconds west, 192.37 feet to a point;
2. north 64 degrees – 28 minutes – 54 seconds west, 417.92 feet to a point;
3. north 69 degrees – 16 minutes – 05 seconds west, 30.66 feet to a point;
4. north 73 degrees – 44 minutes – 37 seconds west, 32.52 feet to a point;
5. north 79 degrees – 31 minutes – 53 seconds west, 34.83 feet to a point;
6. south 89 degrees – 44 minutes – 42 seconds west, 80.56 feet to a point;
7. south 77 degrees – 42 minutes – 38 seconds west, 63.69 feet to a point;
8. south 69 degrees – 20 minutes – 56 seconds west, 62.29 feet to a point;
9. south 67 degrees – 27 minutes – 06 seconds west, 84.80 feet to a point;
10. south 71 degrees – 01 minutes – 49 seconds west, 60.72 feet to a point;
11. south 75 degrees – 22 minutes – 34 seconds west, 58.16 feet to a point;
12. south 78 degrees – 09 minutes – 59 seconds west, 210.75 feet to a point;
13. north 82 degrees – 17 minutes – 07 seconds west, 99.87 feet to a point;
14. north 74 degrees – 00 minutes – 35 seconds west, 106.43 feet to a railroad spike set at the southeast corner of Lot #1 of Wilkins Meadows Subdivision, as recorded in Plat Book 18, pages 107, 108 & 109.

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Thence, along the east line thereof, north 05 degrees – 00 minutes – 00 seconds east, 940.99 feet to the **point of beginning**, and **containing 23.157 acres more or less**, of which 22.492 acres lies in Section 17, and 0.665 acres lies in Section 16.

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based upon the west line of those lands described in Deed Volume 1951, page 548, as north 05 degrees – 00 minutes – 00 seconds east.

Being all of Auditor's Parcel #62-39-01-03-000 - 22.492 acres and
all of Auditor's Parcel #62-43-02-11-000 - 0.665 acres
23.157 acres total.

This description, written on August 2, 2005, is based upon a plan and a survey by
Terry J. Finley, Ohio Registered Surveyor #S-7222



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Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE

ATB 8-22-2005

EXEMPT FROM
PLANNING COMMISSION

ATB 8-22-2005

