

25-85-11-18
8655 COOPERMILL RD

DESCRIPTION OF SURVEY FOR TOM DAVY

JOB#471-1

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

Being part of the East side, of the West Half, of the Southwest Quarter, of Section #11, Township #18, Range #15, of the Congress Lands East of the Scioto River, being all of a parcel described in the prior deed reference Volume 1002, Page 429 of said county's deed records as 10.345 acres, also being all of Muskingum County Auditor's Parcel Number 25-25-85-11-18-000, and more particularly described as follows;

Commencing at a stone found at the Southeast corner of said Southwest Quarter of Section #11; thence N 85 51 20 W 1,280.59 feet along the South line of said Section #11 to an iron pin (set) at the Southeast corner of the West Half of said Southwest Quarter, also being the Southeast corner of a 2 acre parcel as shown on a plat of the West Half of the Southwest Quarter, and recorded in a prior deed reference Volume 92, Page 112; thence N 85 51 20 W 127.38 feet continuing along the South line of said Section #11 to an iron pin (set) at the Southwest corner of said 2 acre parcel, also being the place of beginning for the property herein intended to be described;

- #1- thence N 85 51 20 W 595.32 feet continuing along the South line of said Section #11 to an iron pin (set) at the Southwest corner of the East side of said Southwest Quarter;
- #2- thence N 03 52 57 E 777.62 feet along the West line of the East side of said Southwest Quarter to an iron pin (set), at a corner of the Charles Berry property as described in deed reference Volume 570, Page 171, from which a wood post (found) at the Northwest corner of the East side of said Southwest Quarter bears for reference N 03 52 57 E 1,989.32 feet;
- #3- thence S 85 19 33 E 512.28 feet along a line of said Berry property to an iron pin (set);
- #4- thence S 03 52 35 W 213.00 feet along a line of said Berry property to an iron pin (set);
- #5- thence S 85 51 20 E 83.00 feet along a line of said Berry property to an iron pin (set) on the West line of said 2 acre parcel;
- #6- thence S 03 52 35 W 559.88 feet along the West line of said 2 acre parcel to the place of beginning containing 10.184 acres.

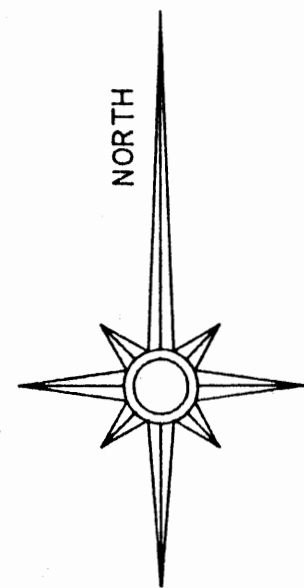
The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on September 9, 1992, 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 #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Namb
9-24-92

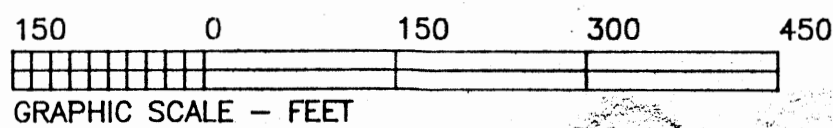


The bearings on this plat are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method).

Note—

2 Acre Parcel as shown on a Plat of the West Half of the Southwest Quarter, recorded in Deed Book Volume 92, Page 112.

REFERENCES NOT SHOWN OR LISTED:
A Survey by W.J. Biedenbach RS #5718, completed on the property described in Deed Book Volume 1052, Page 237.
Muskingum County Tax Maps of the area.
A USGS 7 1/2 Min. Topo Quad. Map (Gratiot).



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 Hopewell, Southwest Quarter of Section #11, and the Northwest Quarter of Section #14, Township #18, Range #15, of the Congress Lands East of the Scioto River:

Tract #1—
Being all of the prior deed reference Volume 1002, Page 429, of said county's deed records, also being all of Muskingum County Auditor's Parcel Number 25-25-85-11-18-000.

Tract #2—
Being all of the prior deed reference Volume 1030, Page 463, of said county's deed records, also being all of Muskingum County Auditor's Parcel Numbers 25-25-85-11-16-000 (covering Parcel #1 of Tract #2), 25-25-85-11-15-000 (covering Parcel #2 of Tract #2), 25-25-85-11-14-000 (covering Parcel #3 of Tract #2), & 25-25-85-14-04-000 (covering Parcel #4 of Tract #2).

C. Berry
Deed Book Vol.
570, Page 171.

R. Dinges
Deed Book Vol.
1011, Page 38.

East Part of the West Half of
the Southwest Quarter.

West Part of the West Half of
the Southwest Quarter.

C. Berry
Deed Book Vol.
570, Page 171.

Center line of Coopermill Road
(Co. Rd. #71)

16' Easement
described in the prior
deed reference.

SW Cor.
Sec. #11

NW Cor.
Sec. #14

E. Hill Et Al
Deed Book Vol.
734, Page 189.

N 49°55'39"W
267.31'
N 53°10'12"W
86.02'

Tract #1
10.184 Acres

1.965 Acres
See Note 2 Acre Parcel

SE Cor.
W 1/2
SW Qtr

SW Cor.
E 1/2
SW Qtr

Parcel #4 of Tract #2
6.251 Acres

Parcel #1 of Tract #2
19.899 Acres

Center line of Coopermill Road
(Co. Rd. #71)

E. Hill Et Al
Deed Book Vol.
734, Page 189.

SE Cor.
SW Qtr.
Sec. #11

NE Cor.
NW Qtr.
Sec. #14

E. Hill Et Al
Deed Book Vol.
1052, Page 237.

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

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CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
1	1200.00'	135.35'	269.57'	12°52'15"	4°46'29"	269.00'	S 52°48'01"W
2	612.83'	205.40'	396.37'	37°03'31"	9°20'58"	389.50'	S 77°45'54"W
3	475.00'	129.66'	253.15'	30°32'09"	12°03'44"	250.17'	N 68°26'16"W
4	495.52'	101.83'	200.86'	23°13'31"	11°33'46"	199.49'	N 42°33'52"E

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *J. J. Harkness*
10-20-92

SURVEY FOR:	
Tom Davy 8555 Coopermill Road Zanesville, Ohio 43701.	
SECTION: #11 & #14 Hopewell	TOWNSHIP: #18 Muskingum
RANGE: #15 STATE OF OHIO	
Survey Date: 9-09-92	Drw date 9-17-92 By: BAS
C. R. HARKNESS SURVEYING & MAPPING INC. 768 DRYDEN ROAD Zanesville, Ohio 43701 Phone (614) 454-6367	
Job Number: H471	Drawing/Sheet No. Plat H01