

Description for:

Taylor Estate 7655 New Coopermill Road

45.605 Acres more or less

20080803

Situated in the township of Hopewell, County of Muskingum, State of Ohio, being part of the East Half of the SW Quarter (all of Parcel 25-95-12-11-000 ~ 40 Acres Tax Dup.) of Section 12, Township 18, Range 15, also being the remainder of the same land conveyed to Mary E. Taylor Estate ETAL as recorded in Deed Volume 1078, Page 51, and being more particularly bounded and described as follows:

The "True Point Of Beginning" being a stone found at the southwest corner of a 25.77 Acre tract of land conveyed to Peter A. & Kristie J. Dosch known as Parcel 25-95-12-05-000, and being recorded in Deed Volume 1819, Pg. 108, and being the northwest corner of the subject tract;

Thence, S 85°56'35" E, with the south line of said Dosch lands, a distance of 842.26 feet to a 5/8" rebar (no cap) found at the southwest corner of a 85.73 acre tract of land conveyed to Peter A. & Kristie J. Dosch known as Parcel 25-95-12-03-000, and being recorded in Deed Volume 1137, Pg. 021, and being the northeast corner of the subject tract;

Thence, S 03°47'39" W, with a line common between Mary E. Taylor Estates Parcel 25-95-12-15-000 ~ 73 Acres Tax Dup. and Parcel 25-95-12-11-000 ~ 40 Acres Tax Dup. tracts, passing a 5/8" rebar and cap set at a distance of 2610.43', a total distance of 2640.55', to a point in the center of Coopermill Road ~ County Road 71;

Thence, with the center of aforementioned Coopermill Road the following four (4) courses;

1. N 70°48'47" W, a distance of 193.74' to a point;
2. N 32°02'14" W, a distance of 461.06' to a point;
3. N 70°03'20" W, a distance of 80.95' to a point;
4. N 82°18'17" W, a distance of 313.15' to a point on a line common between the subject tract and a 130.97 acre tract conveyed to A.B.B. LEASING CO., known as Parcel 25-95-12-10-000 and recorded in Deed Volume 1615, Pg. 214;

Thence, N 03°54'58" E, with the east line of aforesaid A.B.B. LEASING CO. lands, passing a 5/8" rebar and cap set at a distance of 30.07', a total distance of 2175.37' to the True Point Of Beginning, containing 45.605 acres more or less, and being subject to any rights-of-ways and or laws and restrictions of record.

This description is based on an actual field survey performed by or under the direct supervision of Mark A. Berry Professional Surveyor # 7081 in September of 2008, the bearings within are based on ties made to monuments of record adjusted to NGS NAD-83 datum for angle reference only.

All 5/8" rebar and cap set have a minimum length of 30 inches with a plastic cap stamped "S-7081"

OFFICE COPY
NOT RECORDABLE
Professional Surveyor # 7081
Mark A. Berry

DESCRIPTION

APPROVED

By: *[Signature]* 11/17/2008



NORTH POINT SURVEYING

6202 Outville Road SW
Pataskala, Ohio 43062-9526
Phone (740) 927-2474

20080803

BOUNDARY SURVEY

Situated in the township of Hopewell, County of Muskingum, State of Ohio, being part of the West Half of the SE Quarter (All of Parcel 25-95-12-15-000 ~ 73 Acres Tax Dup.) and part of the East Half of the SW Quarter (all of Parcel 25-95-12-11-000 ~ 40 Acres Tax Dup.) both of Section 12, Township 18, Range 15, also being the remainder of the same land conveyed to Mary E. Taylor Estate ETAL as recorded in Deed Volume 1078, Page 51.

Flood Zone "X" per F.I.R.M. Panel 39042501153D

Peter A. & Kristie J. Dosch
Parcel 25-95-12-03-000
Deed Volume 1137, Pg. 021
85.73 Acres Tax Dup.

Peter A. & Kristie J. Dosch
Parcel 25-95-12-05-000
Deed Volume 1819, Pg. 108
25.77 Acres Tax Dup.

ADJOINERS
Stone
A
Mark R. & Mary V. Burkhardt
Parcel 25-95-12-17-000
Deed Volume 1118, Pg. 223
2.00 Acres

B
Ronald L. Tigner
Parcel 25-95-12-16-001
Deed Volume 1652, Pg. 273
1.46 Acres Tax Dup.

C
Kyle E. & Trisha R. Ullman
Parcel 25-95-12-16-000
Deed Volume 1782, Pg. 212
4.03 Acres Tax Dup.

D
James D. & Wava J. Teters
Parcel 25-95-12-13-000
Deed Volume 536, Pg. 101
2.29 Acres Tax Dup.

E
Harry M. Kopchak
Parcel 25-95-12-14-000
Deed Volume 2088, Pg. 091
1.09 Acres Tax Dup.

F
Bryan Harrison Kopchak
Parcel 25-95-13-07-000
Deed Volume 2034, Pg. 575
46.3 Acres Tax Dup.

G
John A. & Barbara A. Long
Parcel 25-95-12-12-000
Deed Volume 1145, Pg. 451
5 Acres Tax Dup.

H
A.B.B. LEASING CO.
Parcel 25-95-12-10-000
Deed Volume 1615, Pg. 214
130.97 Acres Tax Dup.

Mary E. Taylor Estate ETAL
Parcel 25-95-12-11-000
Deed Volume 1078, Pg. 051
40 Acres Tax Dup.
45.605 ± acres

NW Corner
SE Quarter
Section 12
All reference monuments set along New
Coopermill Road are set 30.00' from the
centerline as measured perpendicular to the
center of aforesaid road.

NE Corner
West Half
SE Quarter
Section 12

ADJOINERS

I
Margaret A. Perine
Parcel 25-95-12-02-000
Deed Volume 776, Pg. 124
32 Acres Tax Dup.

J
Rodney D. & Amy J. McDaniel
Parcel 25-95-12-19-000
Deed Volume 1115, Pg. 931
76.22 Acres

K
Rodney A. & Amy J. McDaniel
Parcel 25-95-12-19-001
Deed Volume 1015, Pg. 215
1.91 Acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	130.84	N68°04'48"W
L2	81.30	N68°41'13"W
L3	79.50	S74°44'37"W
L4	80.95	N70°03'20"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	114.87	674.00	09°43'20"	N74°38'28"W ~ 114.23'
C2	139.56	582.00	13°44'22"	N85°23'14"W ~ 139.23'
C3	173.82	731.00	15°37'55"	S80°54'28"W ~ 173.51'
C4	174.19	1585.00	08°17'48"	S79°48'58"W ~ 174.10'
C5	247.78	2794.00	05°04'52"	S83°14'13"W ~ 247.70'
C6	137.36	635.00	12°23'34"	N69°17'05"W ~ 137.08'

Mary E. Taylor Estate ETAL
Parcel 25-95-12-15-000
Deed Volume 1078, Pg. 051
73 Acres Tax Dup.

72.809 ± acres

LEGEND

- = Stone (FOUND)
- = 3/4" IDPIPE (FOUND)
- = 5/8" REBAR (FOUND)
- = 5/8" REBAR & CAP (SET)
- STAMPED "S-7081"
- ⊕ = Utility Pole (electric)

7655 New Coopermill Rd

118.413 ± acres combined

30.07' from
center of
road

Coopermill Road

Overhead Power Line

30.12' from
center of
road

Co. Rd. 71

Coopermill Road

20.76' from
center of
road

Co. Rd. 71

DESCRIPTION

APPROVED

By: *[Signature]*

OFFICE COPY
NOT RECORDABLE

Professional Surveyor
MARK BERRY # 7081



SCALE 1"=300'

0 150' 300' 600'

Refined documents:
Audited mapping, Subject
and adjoining deeds,
previous Survey Plans.

The bearings within are based on an actual field survey 09/2008 with ties made to monuments of record adjusted to NAD-83 datum (for angle calculation only).

DATE *11/2008* 20080803