

62-26-04-07-001
2860 Coopermill Rd

TRACT # 1
DESCRIPTION OF A 9.778 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the Southeast Quarter of Section # 10, Township 16 North, Range 14 West in the Congress Lands East of the Scioto River and being part of Parcel # 62-26-04-07, which was last conveyed to Robert C. and Susan J. Pettit in Volume # 732, Page 338 of Muskingum County records and being more particularly bounded and described as follows;

Beginning for Reference at the Northeast corner of the Southeast ~~quarter~~ of Section # 10, Township 16 North, Range 14 West, thence along the east line of Section # 10, South 00 degrees 00 minutes 00 seconds East 676.64 feet to a point in the centerline of Coopermill Road (C.R. # 71); thence along the centerline of said road the following 5 courses, North 82 degrees 01 minutes 00 seconds West 100.00 feet to a point; thence North 76 degrees 39 minutes 00 seconds West 100.00 feet to a point; thence North 69 degrees 42 minutes 00 seconds West 100.00 feet to a point; thence North 64 degrees 18 minutes 00 seconds West 100.00 feet to a point; thence North 63 degrees 07 minutes 00 seconds West 403.73 feet to an iron pin found in the centerline of Coopermill Road (C.R. # 71) and the True Place of Beginning; thence leaving said road along Timothy E. Thompson and Alma L. Morgan property (Vol.900, Pg. 217), South 15 degrees 30 minutes 00 seconds West 220.00 feet to an iron pin found; thence continuing along said Thompson property, South 62 degrees 53 minutes 00 seconds East 15.00 feet to a point; thence along a new line crossing Robert C. and Susan J. Pettit property, South 15 degrees 03 minutes 54 seconds West 50.13 feet to an iron pin set; thence along a new line South 81 degrees 26 minutes 11 seconds East 62.52 feet to an iron pin set; thence South 73 degrees 15 minutes 54 seconds East 51.10 feet to an iron pin set; thence along a new line South 65 degrees 52 minutes 22 seconds East 68.46 feet to an iron pin set; thence along Brent T. Holsky property (Vol.1088, Pg. 476) South 15 degrees 30 minutes 00 seconds West 267.84 feet to an iron pin found; thence along Donald H. and Jacquelyn Smith property (Vol. 729, Pg. 286) South 83 degrees 41 minutes 00 seconds West 908.83 feet to an iron pin set; thence continuing along said Smith property North 28 degrees 00 minutes 00 seconds East 464.22 feet to an iron pin found; thence continuing along said Smith property North 13 degrees 39 minutes 04 seconds East 91.77 feet to an iron pin set; thence along a new line crossing Robert C. and Susan J. Pettit property, South 69 degrees 39 minutes 50 seconds East 176.91 feet to an iron pin set; thence along a new line, North 14 degrees 28 minutes 56 seconds East 138.84 feet to an iron pin set; thence along a new line, North 22 degrees 24 minutes 45 seconds East 215.90 feet to a point in the centerline of Coopermill Road (C.R. # 71), passing an iron pin set at 175.61 feet; thence along the centerline of said road the following 4 courses, South 87 degrees 45 minutes 00 seconds East 52.63 feet to a point; thence South 76 degrees 17 minutes 00 seconds East 100.00 feet to a point; thence South 70 degrees 59 minutes 00 seconds East 100.00 feet to a point; thence South 68 degrees 58 minutes 00 seconds East 100.00 feet to a point at the True Place of Beginning.

Containing 9.778 acres, more or less, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow identification cap labeled "BINCKLEY S- 7879".

Bearings on this description are assumed on the South Line of Robert C. and Susan J. Pettit property (Vol.732, Pg. 338) as being South 83 degrees 41 minutes 00 seconds West and are for angular calculation only.

This description is based on an actual survey completed by Binckley Land Surveying in June, 2006.

Donna L. Binckley II P.S. 7879 Date

APPROVED FOR CLOSURE

[Signature] 6/30/2006

BINCKLEY LAND SURVEYING

8375 WINDSONG WAY NASHPORT OHIO 43830
PHONE (740) 455-3736

MUSKINGUM COUNTY
PLANNING COMMISSION

Al Swickard
3/16/06

APPROVED FOR CLOSURE

6/30/2006

SURVEY FOR RYAN PETTIT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF SPRINGFIELD, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION # 10, TOWNSHIP 16 NORTH, RANGE 14 WEST IN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING PART OF PARCEL # 62 - 26 - 04 - 07, WHICH WAS LAST CONVEYED TO ROBERT C. AND SUSAN J. PETTIT IN DEED VOLUME 732, PAGE 338 OF MUSKINGUM COUNTY RECORDS.

TRACT 1

TRACT 2

Approved For Transfer
On Lot Sewage Proposed
Date *7.6.06*

Michael H. Smith
Zanesville-Muskingum County
Health Department

Approved For Transfer
No On-Lot Sewage
Date *7.6.06*

Michael H. Smith
Zanesville - Muskingum Co.
Health Department

NOTE: TRACT # 2 IS BEING TRANSFER TO AN ADJOINER, AND IS NOT TO BE USED AS A SEPERATE BUILDING SITE OR TRANSFER AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT M.C.P.C. APPROVAL.

REFERENCES: TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEYS PETER DINAN DATED 6-12-1976 AND A.&E. SURVEYING DATED 8-31-1989.

BASIS OF BEARING: BEARINGS ON THIS PLAT ARE ASSUMED ON THE SOUTH LINE OF ROBERT C. AND SUSAN PETTIT PROPERTY AS BEING SOUTH 83 DEGREES 41 MINUTES 00 SECONDS WEST AND ARE ASSUMED FOR ANGULAR CALCULATION ONLY.

I HEREBY CERTIFY THAT THIS PLAT IS TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACCURATE SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN JUNE, 2006.

DONALD E. BINCKLEY II
**OFFICE COPY
NOT RECORDABLE**

