

Being a parcel of land located in the Southwest Quarter of Section No.11, Town 16, Range 14, Springfield Township, Muskingum County, Ohio. Being part of the lands now owned by Theresa Lawrence as recorded in Official Record 1950, Page 338 and more particularly described as follows:

Beginning at an iron pin found, capped "WALTON 7675", locating the Northeast corner of Theresa Lawrence's 0.9897 acre tract (reference- Official 1950, Page 338), where the Northeast corner of the Southwest Quarter of said Section No.11 bears North 05deg. 21min. 46sec. East 1169.50 feet;

thence from this true point of beginning and along the East line of said Southwest Quarter of said Section No.11 South 05deg. 21min. 46sec. West 117.22 feet (passing through a 5/8 inch iron pin found at 88.92 feet) to a point in the center of Coopermill Road;

thence along the center of Coopermill Road the following five courses and distances:

- 1.) South 83deg. 05min. 13sec. West 27.48 feet to point;
- 2.) South 88deg. 56min. 57sec. West 58.36 feet to a point;
- 3.) North 85deg. 13min. 11sec. West 118.69 feet to a point;
- 4.) North 82deg. 00min. 21sec. West 69.74 feet to a point; and
- 5.) North 80deg. 01min. 10sec. West 34.76 feet to a point;

thence North 08deg. 32min. 41sec. East 56.11 feet (passing through an iron pin set at 25.00 feet to a marked corner stone found locating a corner of the grantor's 0.9897 acre tract;

thence North 08deg. 32min. 41sec. East 71.98 feet along the property line between the grantor's and Theresa Lawrence's 0.70 acre tract (reference- Official Record 1950, Page 338) to an iron pin set;

thence South 84deg. 02min. 42sec. East 300.76 feet along the property line between the grantor and a 2.874 acre tract belonging to David and Elizabeth Jones (reference- Official Record 2729, Page 708) to the point of beginning and containing 0.905 acres, more or less.

Being part of Parcel No.62-30-01-01-000 containing 0.905 acres.

This legal description prepared by John G. Eppley, Reg. Sur. No.6410, based on a field survey in July, 2024.

Iron pins set are 5/8 inch rebar 30 inches long with identification caps, "JGE 6410".

Reference- Official Record 1950, Page 338

The bearings for this survey are for angle calculations only and are to an assumed meridian.

Subject to the right of way of Coopermill Road.

Subject to all easements, right of ways, restrictions, reservations, etc. of record and those that maybe implied.

OFFICE COPY
John G. Eppley
NOT RECORDABLE
John G. Eppley

6410
Reg. Sur. No.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DAB 8-2-2024
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhard
8-2-2024