

62-31-01-19

1351 COOPERMILL RD

DESCRIPTION OF SURVEY FOR JOHN SODE

JOB#612

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

Being part of the Southeast Quarter, of Section #11, Township #16, Range #14, of the Congress Lands East of the Scioto River, **being all of the John and Phyllis Sode property described in deed reference Deed Book Volume 826, Page 84 of said county's deed records, further being all of Lot #3 of an unrecorded subdivision known as Burt Mule Farm Subdivision #1, also known as Muskingum County Auditor's Parcel Number 62-62-31-01-19-000, and more particularly described as follows;**

Commencing at the center of said Section #11; **THENCE South 02 degrees 32 minutes 15 seconds West 318.55 feet (By Deed)** along the common line for the Southeast and Southwest Quarters of Section #11 to a common corner for the E.G. Weiser, Jr. property recorded in deed reference Deed Book Volume 827, Page 29 and the W Higgins property recorded in deed reference Deed Book Volume 1088, Page 108; **THENCE South 86 degrees 31 minutes 45 seconds East 528.09 feet (By Deed)** into said Southeast Quarter and along the common line for said Weiser and Higgins properties to the West line of the J.A. Hildenbrand property recorded in deed reference Deed Book Volume 635, Page 78; **THENCE South 03 degrees 11 minutes 15 seconds West 416.06 feet (By Deed)** along the common line for said Weiser and Hildenbrand properties to an iron pipe (found) at a common corner for said Weiser and Hildenbrand properties also being on the North line of Lot #1 of said un-recorded subdivision currently owned by K Starkey recorded in deed reference Deed Book Volume 534, Page 674; **THENCE North 77 degrees 31 minutes 20 seconds East 86.55 feet** along a common line of said un-recorded subdivision and Hildenbrand property to an iron pin (set) at the common Northern corner for Lots #2 & #3 of said un-recorded subdivision and being the place of beginning for the property herein intended to be described, Lot #2 currently owned by E & N Swartz recorded in deed reference Deed Book Volume 745, Page 334;

- #1- THENCE North 77 degrees 31 minutes 20 seconds East 79.83 feet** continuing along a common line for said un-recorded subdivision and Hildenbrand property to an iron pin (set) at the common Northern corner for Lots #3 & #4 of said un-recorded subdivision, Lot #3 currently owned by W Whitehart recorded in deed reference Deed Book Volume 863, Page 201;
- #2- THENCE South 12 degrees 36 minutes 45 seconds East 275.57 feet** along the common line for said Lots #3 & #4 to the common Southern corner for said Lots #3 & #4, being in the center line of Coopemill Road (County Road #71), passing iron pins (set) at 142.58 feet, 247.85 feet, and 263.09 feet;
- #3- THENCE South 81 degrees 34 minutes 55 seconds West 80.34 feet** along said road to the common Southern corner for said Lots #2 & #3;
- #4- THENCE North 12 degrees 32 minutes 55 seconds West 269.88 feet** leaving said road and along the common line for said Lots #2 & #3 to the place of beginning, passing iron pins (set) at 24.80 feet and 135.30 feet, **containing 0.50 acres.**

The bearings within this description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on February 2, 1995, 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.

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NOT RECORDABLE  
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY 7-5-2001



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

Situated in the State of Ohio, County of Muskingum, Township of Springfield:  
Being part of the Southeast Quarter of Section #11, Range #14, of the Congress Lands East of the Scioto River, being all of Lot #3 of an unrecorded subdivision known as the Burt Mule Farm Subdivision #1, being all of the John and Phyllis Sode property as described in deed reference Volume 826, Page 84 of said county's deed records, also being all of the Muskingum County Auditor's Parcel Number 62-62-31-01-19-000.

- LEGEND
- ☐ STONE (FOUND) WITH X - ☒
  - ☐ CONCRETE MONUMENT (FOUND)
  - ☒ AXE (FOUND)
  - ☒ IRON P.P.E. (FOUND)
  - ☒ IRON PIN (FOUND)
  - ☒ RD. L-ROAD SPIKE (FOUND)
  - ☒ PE NAIL (FOUND)
  - ☒ POINT
  - ☐ IRON P.M. (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C.R. HARKNESS PLS 6685)

### DEED REFERENCES:

Deed Ref. #1 - K. Storkey  
(Vol. 534, Page 674)  
Deed Ref. #2 - E & N Swartz  
(Vol. 745, Page 334)  
Deed Ref. #3 - W. Whitehart  
(Vol. 863, Page 201)  
Deed Ref. #4 - D & G Dilts  
(Vol. 871, Page 90)

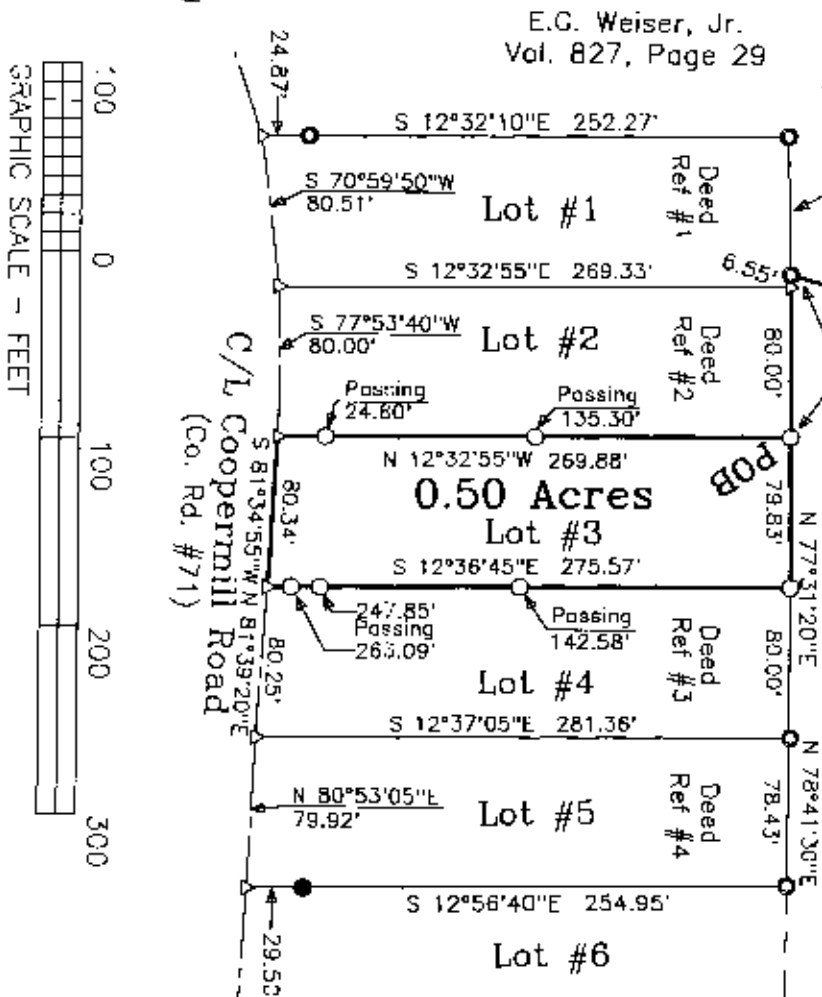
DESCRIPTION APPROVED  
FOR APPLICATION TRANSFER  
BY *[Signature]*  
7-3-2001

This plot 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 encumbrances or easements unless otherwise indicated.

OFFICE COPY

NOT RECORDED

Charles R. Harkness



REFERENCES NOT SHOWN OR LISTED:  
A previous survey completed by R.L. Daniels RS #5410, on 1-9-80, of a 10.00 acre parcel.  
A previous survey completed by Jerry L. Gamble RS #5737, on 12-14-81, of Lot #4 of an unrecorded subdivision known as Burt Mule Farm Subdivision #1.  
A previous survey completed by Loren C. Camp RS #5843, on 8-21-82, of Lot #5 of said Burt Mule Farm Subdivision #1.  
Muskingum County Tax Maps of the area.  
A USGS 7 1/2 Min Topo Quad Map (Zanesville West).

SURVEY FOR:

John Sode  
1351 Coopermill Road  
Zanesville, Ohio 43701

SECTION: #11 TOWNSHIP: #16 RANGE: #14  
TWP: Springfield CO: Muskingum STATE OF OHIO  
Survey Date: 2-2-95 Draw Date: 2-6-95 By: SBT

C. R. HARKNESS SURVEYING & MAPPING, INC.  
768 DRYDEN ROAD  
Zanesville, OH 43701 Phone (614) 454-6367

Job Number: H612 Drawing/Sheet No. Plat #01 Revised: 7/3/2001