

DESCRIPTION OF SURVEY FOR CHARLES WILKINS

JOB#978

PS

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

Being part of the East Half of Section #17, Township #16, Range #14, of the Congress Lands East of the Scioto River, **being part of** the Charles Wilkins property described in deed reference Deed Book Volume 885, Page 299 of said county's deed records, known as Muskingum County Auditor's Parcel Number 62-39-01-04-000, and more particularly described as follows;

Commencing at an iron pipe (found) at the center of Section #17; **thence S 02 55 20 W 422.87 feet** along the West line of said East Half to an iron pin (set) at the Southwest corner of the J & B Sode property recorded in deed reference Deed Book Volume 1144, Page 414, also being the place of beginning for the property herein intended to be described, from which an iron pin (found capped Steinke #6177) bears for reference **N 87 25 50 W 3.85 feet**;

- #1- **thence S 87 25 50 E 655.22 feet** into said East Half and along the South line of said Sode property to an iron pin (found capped #6177) at the Southeast corner of said Sode property;
- #2- **thence N 03 30 10 E 589.64 feet** along the East line of said Sode property to a railroad Spike (found) in the center of Coopermill Road (County Road #71) and the Northeast corner of said Sode property, passing an iron pin (set) at 559.64 feet
- #3- **thence S 41 05 40 E 154.62 feet** through said Wilkins property and along said road to an unmarked point;
- #4- **thence along a curve to the left** having, a **chord bearing of S 53 58 40 E 272.89 feet**, a radius of 612.02 feet and arc length of 275.21 feet, continuing through said Wilkins property and along said road to an unmarked point;
- #5- **thence S 66 51 30 E 116.76 feet** continuing through said Wilkins property and along said road to an unmarked point;
- #6- **thence along a curve to the left** having, a **chord bearing of S 72 59 40 E 207.23 feet**, a radius of 969.51 feet and arc length of 207.62 feet, continuing through said Wilkins property and along said road to the East line of said Wilkins property;
- #7- **thence S 02 42 30 W 1142.98 feet** leaving said road and along the East line of said Wilkins property and West lines of the D Cox property recorded in deed reference Deed Book Volume 1120, Page 260 and A Greiner property recorded in deed reference Deed Book Volume 1138, Page 138 to an iron pin (set) at the Southeast corner of said Wilkins property, also being on the North line of the J & J Sidwell property recorded in deed reference Deed Book Volume 961, Page 99, passing an iron pin (set) at 30.00 feet;
- #8- **thence N 87 25 40 W 1312.08 feet** along the common line for said Wilkins and Sidwell properties to an iron pin (found capped Stewart #6357) on the West line of the East Half of Section #17, also being the Southwest corner for said Wilkins property and Northwest corner of said Sidwell property;
- #9- **thence N 02 55 20 E 908.31 feet** along the West line of said East Half to the place of beginning, **containing 32.69 acres**, passing an iron pin (found capped Forshey #6999) at 359.94 feet.

The bearings within this 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 P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 21, 1999, 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
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Charles R. Harkness PLS #6885

DESCRIPTION LISTED
FOR AUDITOR'S RECORD
BY 02210
9-30-99

Know all Men by these

3

That CHARLES W. WILKINS and JUDY A. WILKINS, husband

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to ALAN D. BROWNING and CONNIE J. BROWNING

whose tax mailing address is 5495 Coopermill Road
Zanesville, Ohio 43701

the following real property:

Being 20.00 Ac located in the northeast and northwest quarters of Section 17,
Town 16, Range 14, Springfield Township, Muskingum County, Ohio and being
further described as follows:

Parcel #1: 9.98 Acres D.B. 746 PG 272 626239012B-80'
(West)

Commencing at an iron bar located in the center of Section 17 (S.E. corner of N.W.
Qtr);

Thence, N 00 degrees 00' E along the North-South half Section line of Section
17, a distance of 168.92 feet North to the center of Coopermill Road and the
P.O.B.

Thence, N 76 degrees 01' 10" W, along the center of Coopermill Road, a distance
of 20.61 feet;

Thence N 00 degrees 00' E, parallel to and 20 feet west of the half section
line, a distance of 470.00 feet;

Thence, S 90 degrees 00' W, a distance of 679.30 feet;

Thence, N 00 degrees 16' 20" E, a distance of 609.40 feet;

Thence, N 90 degrees 00' E, a distance of 696.41 feet to the half Section line;

Thence, S 00 degrees 00' W, a distance of 1084.38 feet along said half Section
line, to the center line of Coopermill Road and the P.O.B.

Reserving therefrom an easement for ingress and egress, 20 feet in width and
located adjacent west of the North-South half Section line of Section 17.

Parcel #2: 10.02 Ac D.B. 885 PG. 299 626239010A PS
(East)

Commencing at an iron bar located in the center of Section 17 (S.W. corner of
N.E. Qtr);

Thence, N 00 degrees 00' E, along the North-South half Section line of Section
17, a distance of 168.92 feet to the center of Coopermill Road and the P.O.B.

Thence, continuing North 00 degrees 00' East, along said half Section line, a
distance of 1084.38 feet;

Thence, N 90 degrees 00' E, a distance of 426.21 feet;

Thence, S 00 degrees 00' W, a distance of 967.52 feet to the center of Coopermill
Road;

The next six (6) courses being along the center line of Coopermill Road,

Thence, N 83 degrees 35' 15" W, a distance of 30.00 feet;

Thence, S 87 degrees 18' 45" W, a distance of 39.03 feet;

Thence, S 70 degrees 07' 30" W, a distance of 80.00 feet;

Thence, S 64 degrees 21' 45" W, a distance of 94.55 feet;

Thence, S 63 degrees 35' 05" W, a distance of 109.41 feet;

Thence, S 83 degrees 48' W, a distance of 95.64 feet to the P.O.B.

Containing in all for Parcel 1 & 2, 20.00 Ac and being subject to all legal
easements and rights-of-way of record.

Survey and description prepared by Thomas W. Steinke, Registered Surveyor #6177
on this 22 day of November, 1986.

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1122.62
(426.21) Iron Bar

Total: 20.000 Acre

1084.38

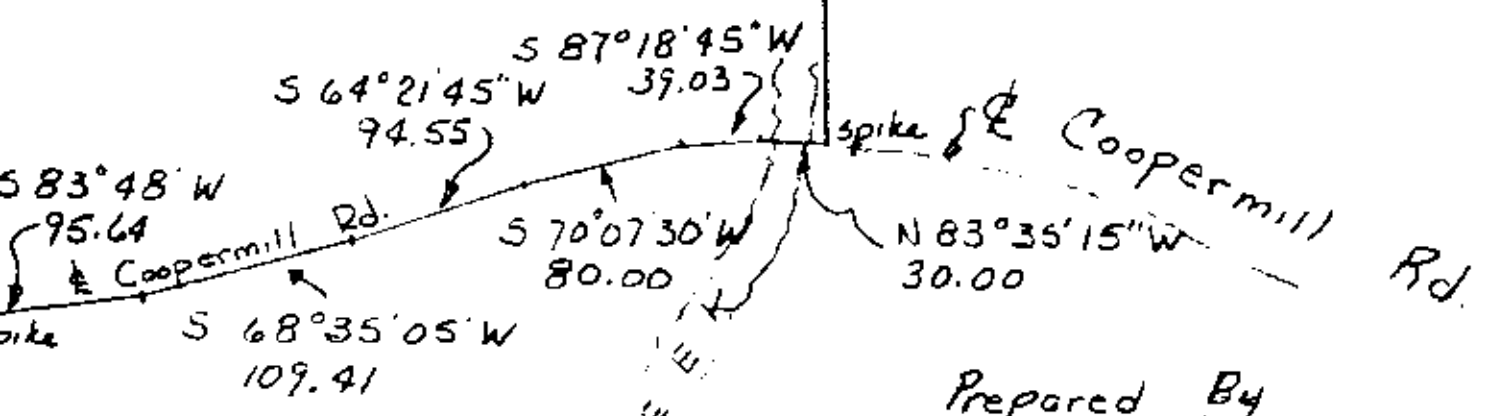
Part of Lands Described In
D.B. 885 Pg 299
(42± Ac Remaining)

Parcel # 2
(East 1/2 Section 17)
10.02 Ac.
N/E Qtr



967.52
S 00°00' W

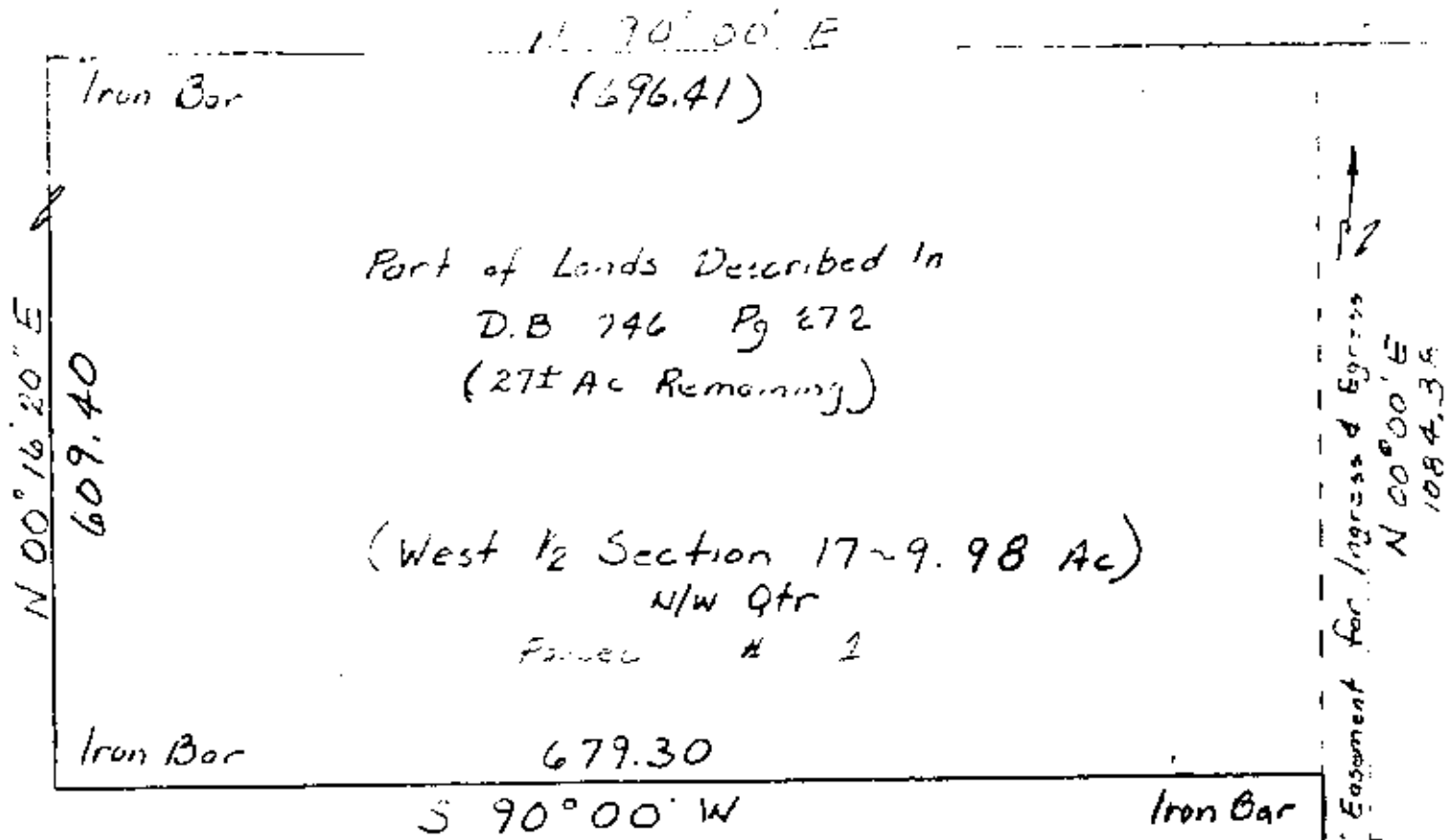
Scale: 1" = 100'
Date: November 1986



Center
Sec. 17
Iron Bar

See DB 950
Pg 93

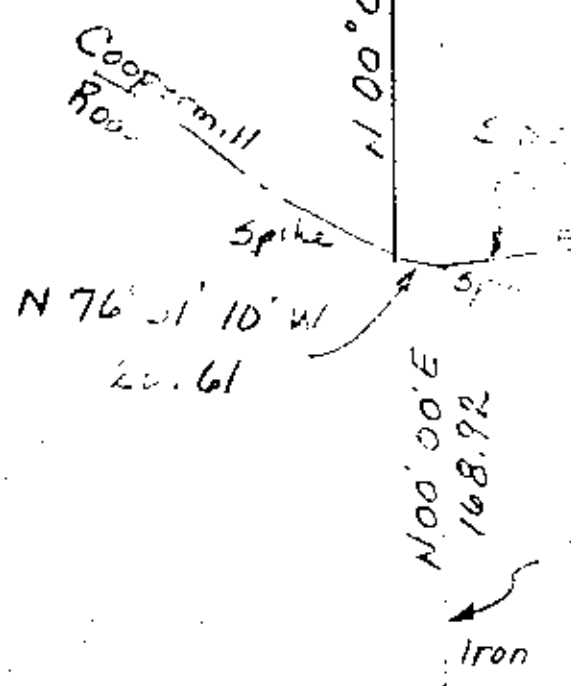
Prepared By
Thomas W Steinke
3490 St. Rt # 60 South
Zanesville - Ohio



See DB 956
Pg. 6

Survey of 20.000 Acres For
Charles W. Wilkins

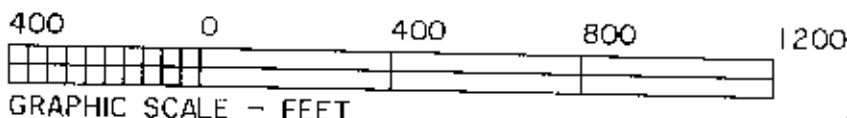
Section 17 (Part of N.E. & N.W Qtrs)
Town 16 Range 14
Springfield Twp. Muskingum Co.
Ohio



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Thomas W. Wilkins
Registered Surveyor 477

SW Qtr
Sec #8

SE Qtr
Sec #8



SE Qtr
Sec #8

NW Qtr
Sec #17

East 1/2
Sec #17

S 87°52'40"E 1301.52'

S 87°52'40"E 1262.19'

E 1/2
Sec #17

D J Gourley
DB Vol. 722,
Page 319.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊠ STONE (FOUND)
- PIPE (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)

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

Being part of the East Half of
Section #17, Township #16, Range
#14, of the Congress Lands East
of the Scioto River, being part of
the Charles Wilkins property
described in deed reference Doed
Book Volume 885, Page 299 of
said county's deed records, known
as Muskingum County Auditor's
Parcel Number
62-39-01-04-000;

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and
Orthophotos of the area. Survey
of the D & T Parcels property
completed by Charles R. Harkness
PLS #6885 dated 7/31/1997.
Survey of the J & J Sidwell
property completed by G W
Stewart PLS #6357 completed
1/3/1986. Survey of the J & L
Armstrong property completed by
Phillip Forshey PLS #6999 date
4/1/1997. Survey of P & L Trout
property completed by Richard L.
Daniels PLS #5410 dated
5/20/1990.

REFERENCE PIN #1 - Pin Capped
Steinke #6177 is located
N 87°25'50"W 3.85' from the
calculated SW corner of the
J & B Sode property.

Charles W. Wilkins
DB Vol. 885, Page 299.
Parcel Number 62-39-01-04-000
68.09 Acres Remaining North of Road

D R & J A Clark
DB Vol. 567, Page 896.

H R Greiner
DB Vol. 540, Page 705.

T Paxson
DB Vol. 998,
Page 355.
DB Vol. 998,
Page 355.

A Grainer
DB Vol. 1138, Page 138.

P & L Trout
DB Vol. 1041, Page 424.

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 any
easements of record or encroachments
unless otherwise indicated.

Charles R. Harkness PLS #6885

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

N 02°49'50"E 2690.74'

D & T Parcels
DB Vol. 1156, Page 81.

F & C Saurlock
DB Vol. 1123, Page 08.

Coopermill Road

Passing
559.64'

Commencing PT
Center Sec #17

J & B Sode
DB Vol. 1144,
Page 414.

S 87°25'50"E

Pin Capped
Steinke #6177

Charles W. Wilkins
DB Vol. 885, Page 299.
Part of Parcel #62-39-01-04-000

32.69 Acres

DECOMMISSIONED
FOR AGRICULTURAL USE
9-30-99

Pin Capped
Stewart #6357

J & J Sidwell
DB Vol. 961, Page 99.

S 87°25'40"E 7.24'

Pin Capped
RLS #5410

SURVEY FOR
Charles Wilkinson
Coopermill Road, Zanesville, Ohio 43701

HARKNESS SURVEYING & MAPPING, INC.
768 DRYDEN ROAD
ZANESVILLE, OHIO 43701
PHONE/FAX (740) 454-6367

SURVEYED: 9/21/1999

DRAWN: 9/26/1999

JOB: #976 DRAWING: Plat #01

SECTION: #17 TWP: #16 RANGE: #14 TWP: Springfield COUNTY: Muskingum OHIO

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

Being part of the East Half of Section #17, Township #16, Range #14, of the Congress Lands East of the Scioto River, **being part of the Charles Wilkins property described in deed reference Deed Book Volume 885, Page 299 of said county's deed records, further known as all of Muskingum County Auditor's Parcel Number 62-39-01-04-000, and more particularly described as follows;**

Beginning at a stone (found) at the Northwest corner of the East Half of Section #17, also being the common corner for the Northwest Quarter of Section #17, and for the Southwest and Southeast Quarters of Section #8 of said Township and Range;

- #1- **THENCE South 87 degrees 52 minutes 40 seconds East 1301.52 feet** along the common line for Sections #8 & #17 to an iron pin (set) at the Northwest corner of the D J Gourley property recorded in Deed Book Volume 722, Page 319;
- #2- **THENCE South 02 degrees 42 minutes 30 seconds West 2889.13 feet** into Section #17 and along the common line for said Wilkins property and for said Gourley property, the D & J Clark property recorded in Deed Book Volume 567, Page 896, and the H R Greiner property recorded in Deed Book Volume 540, Page 705, to an unmarked point in the center line of Coopermill Road (County Road #71), passing an iron pin (set) at 2859.13 feet, said point being the Northeast corner of the J & B Sode property recorded in Deed Book Volume 1144, Page 414 and Official Record Volume 1516, Page 609;
- #3- **THENCE along a curve to the right having, a chord bearing North 72 degrees 59 minutes 40 seconds West 207.23 feet**, a radius of 969.51 feet, and arc length of 207.62 feet for said road and along a line of said Sode property to an unmarked point;
- #4- **THENCE North 66 degrees 51 minutes 30 seconds West 116.76 feet** continuing along said road and Sode property to an unmarked point;
- #5- **THENCE along a curve to the right having, a chord bearing North 53 degrees 58 minutes 40 seconds West 272.89 feet**, a radius of 612.02 feet, and arc length of 275.21 feet for said road and Sode property to an unmarked point;
- #6- **THENCE North 41 degrees 05 minutes 40 seconds West 154.62 feet** continuing along said road and Sode property to a railroad spike (found);
- #7- **THENCE North 45 degrees 12 minutes 30 seconds West 35.82 feet** continuing along said road and Sode property to an unmarked point;
- #6- **THENCE along a curve to the left having a chord bearing North 63 degrees 20 minutes 50 seconds West 228.03 feet**, a radius of 366.21 feet, and arc length of 231.88 feet, for said road and Sode property to the Southeast corner of the F & C Scurlock property recorded in Deed Book Volume 1123, Page 8;
- #9- **THENCE North 02 degrees 54 minutes 10 seconds East 968.34 feet** leaving said road and along the East line of said Scurlock property to an iron pin (found) at the Northeast corner of said Scurlock property, passing an iron pin (set) at 117.70 feet;
- #10- **THENCE North 87 degrees 13 minutes 00 seconds West 427.46 feet** along the North line of said Scurlock property to an iron pin (set) at the Northwest corner of said Scurlock property being on the common line for said East Half and Northwest Quarter of Section #17, passing an iron pin (found) 426.52 feet;
- #11- **THENCE North 02 degrees 49 minutes 50 seconds East 1436.98 feet** along said common line for said East Half and Northwest Quarter of Section #17 to the place of beginning, **containing 68.09 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 2/15/2002, 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
Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-22-2002

