

62-68-02-08-001

2500 PINKERTON LN

DESCRIPTION OF SURVEY FOR BETTY COOPER

JOB#699-3

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

Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the Betty Cooper property as described in deed reference Deed Book Volume 485, Page 610 of said county's deed records, known as Muskingum County Auditor's Parcel Number 62-68-03-08-000, and more particularly described as follows;

Commencing at a stone (found) at the center of said Section #3; thence N 02 45 10 E 1057.78 feet along the West line of said Northeast Quarter to the center of County Road #125 (Pinkerton Road) also being the Southwest corner of the C Balderson property as described in deed reference Deed Book Volume 1126, Page 927, passing an axle (found) at 1035.76 feet; thence S 70 25 30 E 115.31 feet along the center of said road and Balderson property to the Southeast corner of said Balderson property, from which an axle (found) on the East line of said Balderson property bears for reference N 19 00 10 E 20.00 feet, also being the West line of a 40 foot wide easement as described in said Balderson deed reference; thence S 67 53 40 E 40.08 feet along the chord of a center line curve to the right for said road having, a radius of 386.17 feet, an arc length of 40.10 feet to the East line of said 40 foot easement, also being the place of beginning for the property herein intended to be described;

- #1- thence N 18 59 50 E 203.61 feet along the East line of said Easement to an iron pipe (found), passing an iron pin (set) at 27.21 feet;
- #2- thence S 87 09 00 E 348.54 feet through said Betty Cooper property to an iron pin (set) on the West line of the V & N Maxwell property described in deed reference Deed Book Volume 321, Page 66;
- #3- thence S 31 21 20 W 87.32 feet along the common line for said Maxwell and Cooper properties to an iron pin (set) at the Northeast corner of the R & E Woodward property described in deed reference Deed Book Volume 766, Page 210;
- #4- thence N 73 36 30 W 80.00 feet along a common line for said Woodward and Cooper properties to a 1.25" iron pipe (found) at the Northwest corner of said Woodward property;
- #5- thence S 38 59 20 W 270.42 feet along the West line of said Woodward property to the center of said road, passing a bolt (found) at 250.42 feet;
- #4- thence N 48 28 00 W 37.14 feet along the center of said road and through said Betty Cooper property to a point;
- #5- thence N 56 30 20 W 113.03 feet along the chord for the center line of a curve to the left for said road having, a radius of 386.17 feet, an arc length of 113.43 feet to the place of beginning, containing 1.31 acres.

The bearings within the 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 November 21, 1997, 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
NOT RECORDABLE
Charles R. Harkness PLS #6885

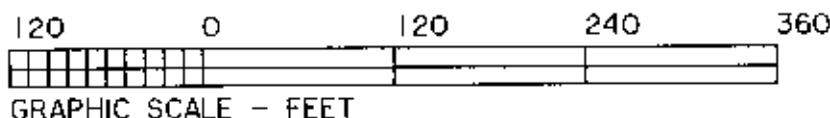
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY APSD

12-1-97



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



LEGEND

- ☐ STONE (FOUND) WITH X - ☒
- ☐ CONCRETE MONUMENT (FOUND)
- ☒ AXLE (FOUND)
- ☐ IRON PIPE (FOUND)
- ☐ IRON PIN (FOUND)
- ☐ RAILROAD SPIKE (FOUND)
- ☐ PK NAIL (FOUND)
- ☐ POINT
- ☐ IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C.R. HARKNESS PLS 6885)

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

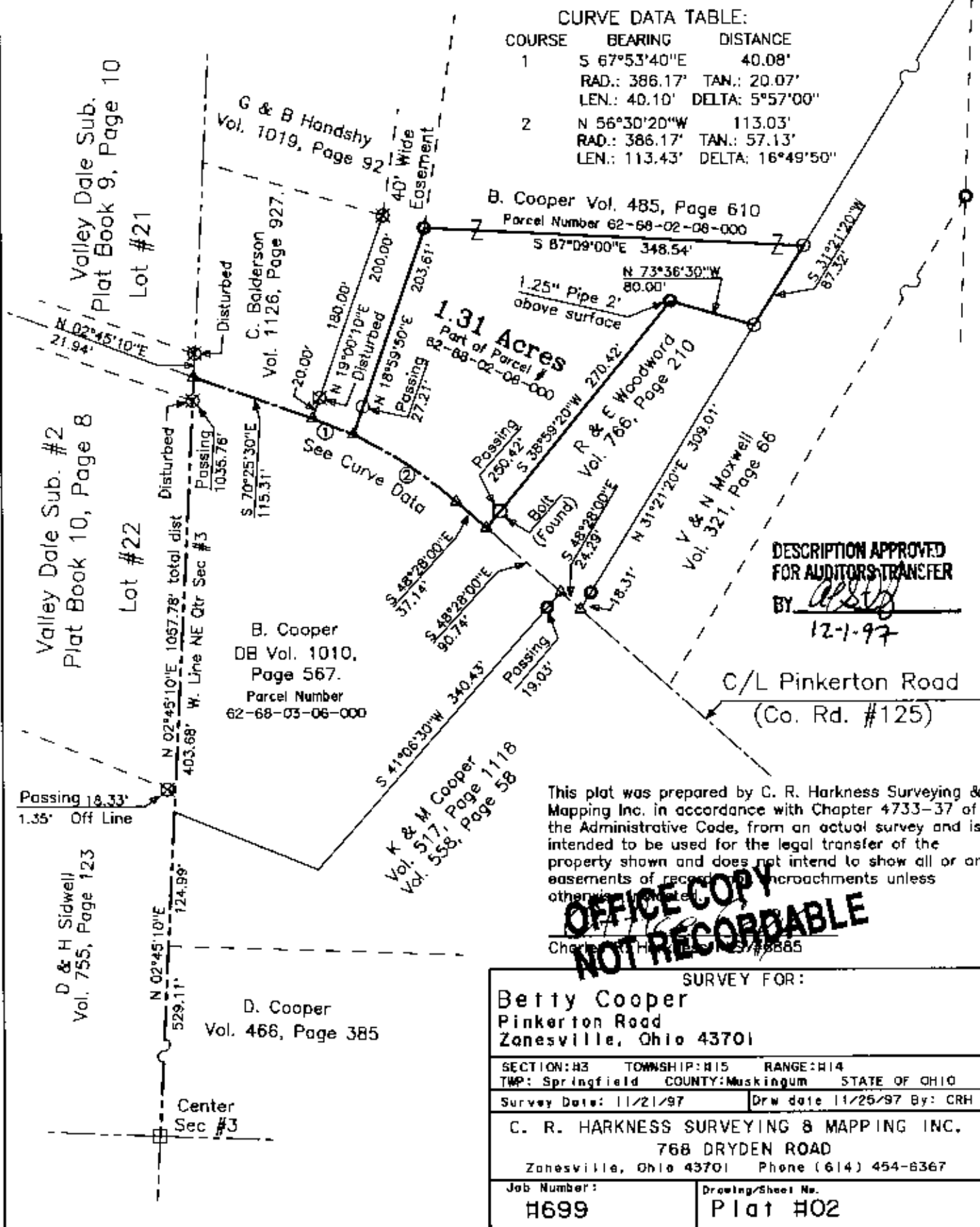
Being part of the Northeast Quarter, of Section #3, Township #15, Range #14, of the Congress Lands East of the Scioto River, being part of the Betty Cooper property as described in deed reference Deed Book Volume 485, Page 610 of said county's deed records, known as Muskingum County Auditor's Parcel Number 62-68-02-08-000;

REFERENCES NOT SHOWN OR LISTED:

A survey of the Betty Cooper property, completed by C.R. Harkness PLS #6885, on 2-16-1996. A survey of the Bernice Sellars ETAL property completed by Richard Max Graves PLS #5792, on 4-25-91. A survey of the Woodward property completed by Karl Mawharter PLS #4511 on 9-22-1961 Muskingum County Tax Maps and Orthophotos of the area. A USGS 7.5 Min Topo Quad Map (Zanesville West).

CURVE DATA TABLE:

COURSE	BEARING	DISTANCE
1	S 67°53'40"E	40.08'
	RAD.: 386.17' TAN.: 20.07'	
	LEN.: 40.10' DELTA: 5°57'00"	
2	N 56°30'20"W	113.03'
	RAD.: 386.17' TAN.: 57.13'	
	LEN.: 113.43' DELTA: 16°49'50"	



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
12-1-97

C/L Pinkerton Road
(Co. Rd. #125)

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 all or any easements of record or encroachments unless otherwise indicated.

**OFFICE COPY
NOT RECORDABLE**

Charles R. Harkness PLS #6885

SURVEY FOR:

Betty Cooper
Pinkerton Road
Zanesville, Ohio 43701

SECTION: #3 TOWNSHIP: #15 RANGE: #14
TWP: Springfield COUNTY: Muskingum STATE OF OHIO

Survey Date: 11/21/97 Draw date 11/26/97 By: CRH

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

Job Number:
H699

Drawing/Sheet No.
Plat #02