

Adjoiner Split of Gary E. and Rosemary E. Cooper Lands

Situated in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the Northwest Quarter of Section 5, Township 11, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Gary E. and Rosemary E. Cooper, as per Official Record 2418, Page 299, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an axle found on the southwest corner of Lot 97 of Beech Rock No. 6 Subdivision, (Pl. Bk. 10, Pg. 47);

Thence along the south line of said lot, South 82 degrees 54 minutes 43 seconds East, 18.57 feet to an iron pin set;

Thence through the lands presently owned by Gary E. and Rosemary E. Cooper, (OR 2418-299), South 10 degrees 26 minutes 51 seconds West, 184.55 feet to an iron pin set on the north line of lands also presently owned by Gary E. and Rosemary E. Cooper, (1110-569);

Thence through said Cooper lands, (OR 2418-299), the following two courses:

- 1.) North 81 degrees 48 minutes 50 seconds East, 136.29 feet to an iron pin set;
- 2.) South 71 degrees 21 minutes 22 seconds East, 187.85 feet to a point in the centerline of Grantcliff Road, (Twp. Rd. 467), passing an iron pin set at 150.38 feet;

Thence along the centerline of said road, on a curve to the right, having a delta angle of 6 degrees 09 minutes 36 seconds, an arc length of 26.77 feet, a radius of 249.00 feet, and a chord which bears, South 00 degrees 22 minutes 57 seconds West, 26.76 feet to a point on the northeast corner of lands presently owned by Randy J. Wisecarver, (DR 1115-569);

Thence along the north line of said Wisecarver lands, North 77 degrees 49 minutes 36 seconds West, 256.43 feet to an iron pin found on the south line of said Cooper lands, (OR 2418-299);

Thence along the south line of said Cooper lands, North 77 degrees 52 minutes 19 seconds West, 125.63 feet to an iron pin found, passing an iron pin set at 63.47 feet;

Thence along the west line of said Cooper lands, (OR 2418-299), North 23 degrees 56 minutes 42 seconds East, 186.79 feet, to the principal place of beginning, containing +- 0.40 acres, more or less, and being part of Auditor's Parcel Number 62-78-06-21-005 +- 0.40 Acres.

The above described parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

The above described parcel also is subject to a twenty feet wide, Ingress, Egress Easement over an existing gravel drive, which was erroneously described and did not follow the existing drive. and is being re-described as being ten feet right and left of the described centerline as follows:

Situated in the State of Ohio, County of Muskingum, Township of Springfield, and being part of the Northwest Quarter of Section 5, Township 11, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Gary E. and Rosemary E. Cooper, as per Official Record 2418, Page 299, and Deed Book 1110, Page 569, and being more particularly described as follows:

Beginning for reference at an axle found on the southwest corner of Lot 97 of Beech Rock No. 6 Subdivision, (Pl. Bk. 10, Pg. 47);

Thence along the south line of said lot, South 82 degrees 54 minutes 43 seconds East, 268.28 feet to a point in the centerline of Grantcliff Road, (Twp. Rd. 467), passing an iron pin set at 18.57 feet, an axle found at 207.28 feet, and an iron pipe found at 247.05 feet;

Thence along the centerline of said road the following three courses:

- 1.) Along a curve to the left, with a delta angle of 8 degrees 58 minutes 18 seconds, and arc length of 105.54 feet, a radius of 674.00 feet, and a chord which bears South 08 degrees 32 minutes 13 seconds East, 105.43 feet to a point;
- 2.) South 13 degrees 00 minutes 02 seconds East, 43.89 feet to a point;
- 3.) Along a curve to the right with a delta angle of 13 degrees 16 minutes 37 seconds, an arc length of 57.70 feet, a radius of 249.00 feet, and a chord which bears South 06 degrees 21 minutes 45 seconds East, 57.57 feet to a point in the centerline of a gravel drive and the principal place of beginning;

Thence along the centerline of the existing gravel drive the following eight courses:

- 1.) North 70 degrees 40 minutes 23 seconds West, 189.65 feet to a point;
- 2.) South 82 degrees 01 minutes 56 seconds West, 137.34 feet to a point;
- 3.) South 82 degrees 24 minutes 11 seconds West, 89.97 feet to a point;
- 4.) South 87 degrees 29 minutes 08 seconds West, 84.22 feet to a point;
- 5.) North 84 degrees 49 minutes 43 seconds West, 74.42 feet to a point;
- 6.) North 82 degrees 19 minutes 05 seconds West, 127.18 feet to a point;
- 7.) North 83 degrees 19 minutes 14 seconds West, 199.95 feet to a point;
- 8.) North 85 degrees 21 minutes 14 seconds West, 126.83 feet to a point on the north line of lands presently owned by Bryan K. and Robyn B. Cooper, (OR 2030-480), and the terminus of this easement;

Subject to all legal recorded easements and right of ways.

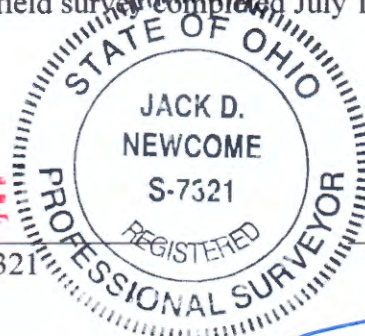
Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed July 14, 2016, by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321



7-15-16

Date

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

**DESCRIPTION
APPROVED**

7/25/16

7/25/16

Date

Fee Paid

SITUATED IN:

State of Ohio, County of Muskingum, Township of Springfield, and being a part of the Northwest Quarter of Section 5, Township 11, Range 13, Congress Lands East of the Scioto River

Beech Rock No. 6, Pl. Bk. 10, Pg. 47

Lot 98

Lot 97

S 82°54'43"E
18.57'

S 82°54'43"E
188.71'
Gary E. and
Rosemary E. Cooper
OR 2418-299

D=8-58-18
A=105.54'
R=674.00'
S 08°32'13"E
105.43'

Southwest Corner of Lot
97, of Beech Rock No. 6
Plat Bk. 10, Pg. 47

Gary E. and
Rosemary E. Cooper
DR 1110-569

Gary E. and
Rosemary E. Cooper
OR 2418-299
+- 0.40 Acres

S 13°00'02"E
43.89'
D=13-16-37
A=57.70'
R=248.00'
S 06°21'45"E
57.57'

20 Ft. Wide Ingress,
Egress, Easement
over Existing Gravel Drive

N 77°52'19"W
62.16'

N 81°48'50"E
136.29'

S 71°21'22"E
187.85'
N 70°40'23"W
189.65'

Bryan K. and
Robyn B. Cooper
OR 2030-480

Bryan K. and
Robyn B. Cooper
DR 1037-270

N 77°52'19"W
63.47'

Randy J.
Wisecarver
DR 1115-569

D=6-09-36
A=26.77'
R=249.00'
S 00°22'57"W
26.76'

BASIS OF BEARINGS
Bearings are based on the Ohio State Plane
Coordinate System, NAD 83, South Zone, Grid
North, as per GPS observations.

REFERENCES

Pl.Bk.47,Pg.10
OR 2418-299
DR 1110-569
DR 1115-569

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

PARCEL NO.

Part of: 62-78-06-21-005 +- 0.40 Acres

Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance
with applicable subdivision regulations.



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NOT RECORDABLE
Jack D. Newcome Date

Reg. Surveyor No. 7321

DESCRIPTION

APPROVED

By: *[Signature]* 1/19/2016

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Recorded

Surveyor's Note:
The above described 20 ft. wide
easement, was erroneously described
in DR 1110-569, and did not follow
the existing gravel drive. I have
re-described this easement to reflect
the centerline of the gravel drive.

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

