

## ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

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T-1

Being 14.765 acres more or less, in Section 12, First and Fourth Quarters, Township 3 North, Range 6 West, United States Military Lands, in the Township of Adams, in the County of Muskingum, in the State of Ohio, conveyed to Gerald E. and Iris K. Wagner, DR 524-690, (part, First Parcel), Parcel No. 02-50-12-03-000 (part, 4.754 acres), and Parcel No. 02-50-12-08-000 (part, 10.011 acres) and more particularly described as follows:

Commencing at a stone found at the Northeast corner of the Southwest Quarter of Section 12, said stone being the TRUE POINT OF BEGINNING;

thence, with the North/South  $\frac{1}{2}$  Section line of Section 12, and the property line of Ohio Franklin Realty LLC, DR 2568-616, N.  $00^{\circ} 44' 13''$  E. a distance of 321.48' to a stone found;

thence, with the property line of Ohio Franklin Realty LLC, DR 2568-616, the following 2 courses:

1. thence, S.  $88^{\circ} 30' 01''$  E. a distance of 546.15' to a  $\frac{5}{8}''$  rebar set;
2. thence, S.  $88^{\circ} 30' 01''$  E. a distance of 37.50' to a point in the centerline of Ferncliff Road;

thence, with the centerline of Ferncliff Road, the following 6 courses:

1. thence, S.  $13^{\circ} 54' 52''$  E. a distance of 25.68' to a point;
2. thence, S.  $17^{\circ} 52' 34''$  E. a distance of 50.07' to a point;
3. thence, S.  $23^{\circ} 13' 19''$  E. a distance of 93.62' to a point;
4. thence, with a curve to the right, the curve data for which is:  $D = 22^{\circ} 03' 55''$ ,  $R = 546.28'$ ,  $L = 210.38'$ , Ch. B. S.  $12^{\circ} 11' 21''$  E., Ch. L. 209.08' to a point;
5. thence, S.  $01^{\circ} 09' 24''$  E. a distance of 191.72' to a point;
6. thence, S.  $02^{\circ} 38' 09''$  E. a distance of 202.64' to a PK nail set at the intersection of Ferncliff Road and Edgemoor Road;

thence, with the centerline of Edgemoor Road, the following 5 courses:

1. thence, S.  $70^{\circ} 06' 49''$  W. a distance of 260.88' to a point;
2. thence, with a curve to the left, the curve data for which is:  $D = 17^{\circ} 18' 30''$ ,  $R = 530.68'$ ,  $L = 160.31'$ , Ch. B. S.  $61^{\circ} 27' 34''$  W., Ch. L. 159.70' to a point;
3. thence, S.  $52^{\circ} 48' 19''$  W. a distance of 250.64' to a point;
4. thence, S.  $58^{\circ} 10' 03''$  W. a distance of 99.23' to a point;
5. thence, S.  $63^{\circ} 31' 09''$  W. a distance of 70.04' to a point;

thence, with the North/South  $\frac{1}{2}$  Section line of Section 12 and the property line of Robert B. Vernon, DR 1043-303, the following 2 courses:

1. thence, N.  $01^{\circ} 56' 40''$  E. a distance of 20.00' to a  $\frac{5}{8}''$  rebar set;
2. thence, N.  $01^{\circ} 56' 40''$  E. a distance of 831.53' to the TRUE POINT OF BEGINNING, containing 14.765 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on DR 1043-303 and are for angular calculations only.

All 5/8" rebars set are 30" long with plastic cap marked "AMD 8050".

Pertinent Documents: Tax Map and all Deeds shown

Surveys by: Richard Max Graves

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on July 15, in the year of our Lord Two Thousand Fifteen.

**OFFICE COPY  
NOT RECORDABLE**  
*Alan Donaker 7/15/15*



**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**  
*[Signature]*  
Date 8/10/15 Fee Paid -

**DESCRIPTION  
APPROVED**  
By: *[Signature]*



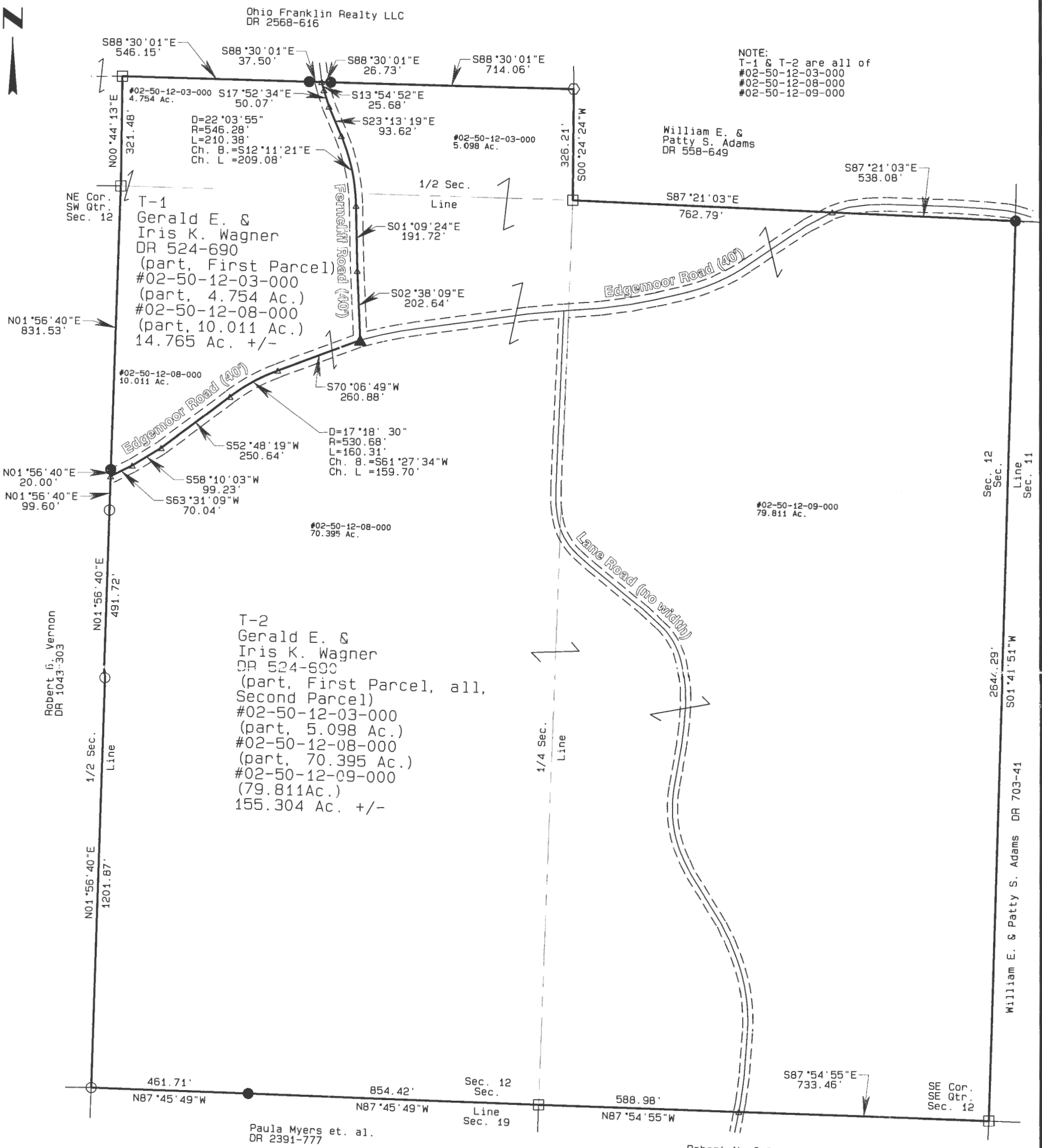
This property is subject to all easements, rights-of-way or restrictions, whether recorded or implied.

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 Walhonding, OH 43843  
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Pertinent Documents: Tax Map  
 All Deeds and plats shown

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 Graves



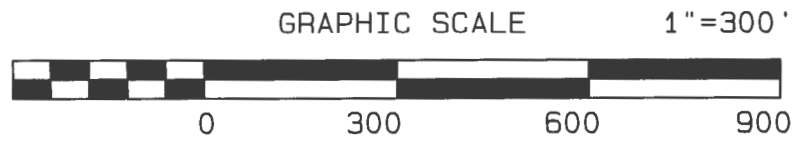
NOTE:  
 T-1 & T-2 are all of  
 #02-50-12-03-000  
 #02-50-12-08-000  
 #02-50-12-09-000



- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- 5/8" rebar found
- ⊕ 1.25" square bar found
- Stone found
- ▲ PK nail set
- △ Point

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**NOT RECORDABLE**

I, Alan Donaker, P.S. 8050, hereby certify this plat to represent a boundary survey pursuant to Chapter 4733.37 Ohio Administrative Code and to be correct to the best of my knowledge and belief.



Gerald W. & Iris K. Wagner  
 DR 524-690  
 14.765 Ac. +/- &  
 155.304 Ac. +/-  
 First & Fourth Qtrs. T3N, R6W  
 United States Military Lands  
 Adams Township  
 Muskingum County, Ohio  
 Date: July 15, 2015