

## ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

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T-5

Being 60.182 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 and Second Parcels), Parcel No. 02-50-12-08-000 (part, 44.121 acres) and Parcel No. 02-50-12-09-000 (part, 16.061 acres) and more particularly described as follows:

Commencing at a stone found at the Southeast corner of the West  $\frac{1}{2}$  of the Southeast Quarter of Section 12, said stone being the TRUE POINT OF BEGINNING;

thence, with the North line of Section 19, and the property line of Paula Myers, et. al., DR 2391-777, N.  $87^{\circ} 45' 49''$  W. a distance of 854.42' to a  $\frac{5}{8}$ " rebar set;

thence, through the property of Gerald E. and Iris K. Wagner, DR 524-690, the following 2 courses:

1. thence, N.  $01^{\circ} 56' 40''$  E. a distance of 2101.92' to a  $\frac{5}{8}$ " rebar set;
2. thence, N.  $01^{\circ} 56' 40''$  E. a distance of 15.34' to a point in the centerline of Edgemoor Road;

thence, with the centerline of Edgemoor Road, the following 7 courses:

1. thence, with a curve to the right, the curve data for which is:  $D = 01^{\circ} 41' 07''$ ,  $R = 530.68'$ ,  $L = 15.61'$ , Ch. B. N.  $69^{\circ} 14' 03''$  E., Ch. L. 15.61' to a point;
2. thence, N.  $70^{\circ} 06' 49''$  E. a distance of 260.88' to a PK nail set at the intersection of Ferncliff Road and Edgemoor Road;
3. thence, N.  $76^{\circ} 11' 18''$  E. a distance of 65.35' to a point;
4. thence, N.  $78^{\circ} 50' 57''$  E. a distance of 57.58' to a point;
5. thence, N.  $81^{\circ} 09' 21''$  E. a distance of 50.98' to a point;
6. thence, N.  $82^{\circ} 20' 21''$  E. a distance of 322.09' to a point;
7. thence, N.  $85^{\circ} 07' 22''$  E. a distance of 107.15' to a point;

thence, with the centerline of Lane Road, the following 25 courses:

1. thence, S.  $02^{\circ} 31' 06''$  W. a distance of 362.05' to a point;
2. thence, S.  $02^{\circ} 30' 58''$  W. a distance of 152.23' to a point;
3. thence, S.  $00^{\circ} 37' 40''$  W. a distance of 55.56' to a point;
4. thence, S.  $08^{\circ} 14' 59''$  E. a distance of 37.53' to a point;
5. thence, with a curve to the left, the curve data for which is:  $D = 39^{\circ} 33' 59''$ ,  $R = 176.82'$ ,  $L = 122.10'$ , Ch. B. S.  $28^{\circ} 01' 58''$  E., Ch. L. 119.69' to a point;
6. thence, S.  $47^{\circ} 48' 58''$  E. a distance of 51.85' to a point;
7. thence, S.  $50^{\circ} 55' 22''$  E. a distance of 198.61' to a point;
8. thence, S.  $47^{\circ} 25' 11''$  E. a distance of 67.96' to a point;
9. thence, with a curve to the right, the curve data for which is:  $D = 41^{\circ} 51' 32''$ ,  $R = 219.11'$ ,  $L = 160.08'$ , Ch. B. S.  $26^{\circ} 29' 25''$  E., Ch. L. 156.54' to a point;
10. thence, S.  $05^{\circ} 33' 40''$  E. a distance of 57.60' to a point;
11. thence, S.  $00^{\circ} 37' 49''$  W. a distance of 48.57' to a point;
12. thence, S.  $04^{\circ} 03' 47''$  W. a distance of 53.84' to a point;
13. thence, S.  $07^{\circ} 12' 43''$  W. a distance of 58.19' to a point;
14. thence, S.  $09^{\circ} 44' 36''$  W. a distance of 125.28' to a point;
15. thence, with a curve to the left, the curve data for which is:  $D = 26^{\circ} 40' 23''$ ,

- R = 358.07', L = 166.69', Ch. B. S. 03° 35' 36" E., Ch. L. 165.19' to a point;
- 16. thence, with a curve to the left, the curve data for which is: D = 09° 25' 37",  
R = 358.07', L = 58.91', Ch. B. S. 21° 38' 34" E., Ch. L. 58.84' to a point;
- 17. thence, S. 26° 21' 24" E. a distance of 42.71' to a point;
- 18. thence, S. 31° 34' 09" E. a distance of 169.63' to a point;
- 19. thence, S. 26° 16' 58" E. a distance of 54.73' to a point;
- 20. thence, S. 21° 35' 54" E. a distance of 45.58' to a point;
- 21. thence, with a curve to the right, the curve data for which is: D = 25° 02' 08",  
R = 517.25', L = 226.01', Ch. B. S. 09° 04' 51" E., Ch. L. 224.22' to a point;
- 22. thence, S. 03° 26' 13" W. a distance of 4.35' to a point;
- 23. thence, S. 04° 11' 47" W. a distance of 131.72' to a point;
- 24. thence, S. 07° 57' 16" W. a distance of 75.06' to a point;
- 25. thence, S. 10° 54' 41" W. a distance of 27.89' to a point;

thence, with the North line of Section 19, and the property line of Paula Myers, et. al., DR 2391-777, the following 2 courses:

- 1. thence, N. 87° 54' 55" W. a distance of 34.77' to a 5/8" rebar set;
- 2. thence, N. 87° 54' 55" W. a distance of 554.21' to the TRUE POINT OF BEGINNING, containing 60.182 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**

DESCRIPTION APPROVED  
By: *[Signature]*



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

ALAN DONAKER SURVEYING  
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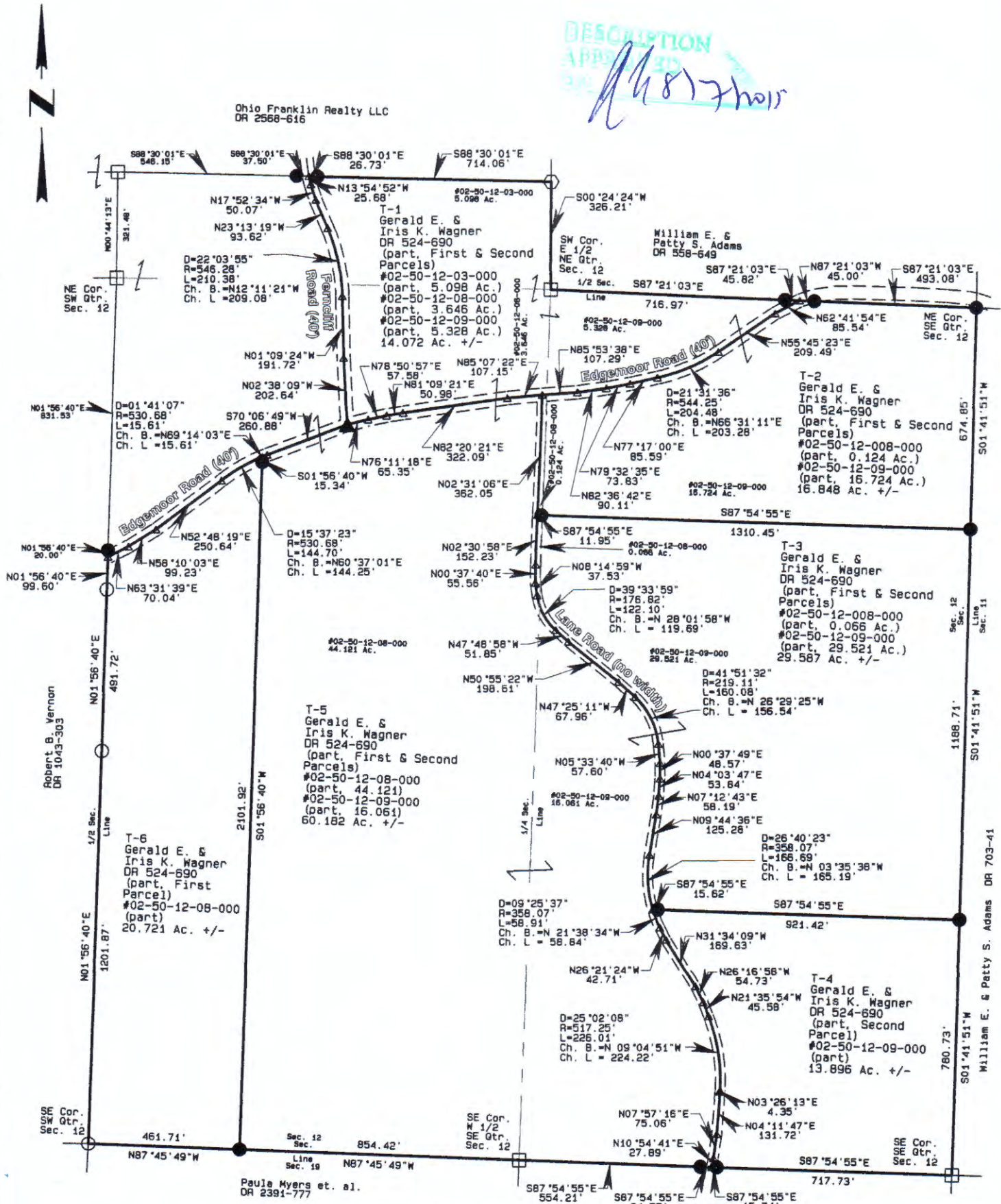
Pertinent Documents: Tax Map  
All Deeds and plats shown

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

Surveys By: Richard Max  
Graves

DESCRIPTION  
APPROVED  
7/15/15

Ohio Franklin Realty LLC  
DR 2568-616



T-5  
Gerald E. &  
Iris K. Wagner  
DR 524-690  
(part, First & Second  
Parcels)  
#02-50-12-08-000  
(part, 44.121)  
#02-50-12-09-000  
(part, 16.061)  
60.182 Ac. +/-

Robert N. & Pearl  
M. Keefner, Trustees  
DR 2595-793



- 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

Gerald E. & Iris K. Wagner  
DR 524-690  
6 tracts  
First & Fourth Qtrs. T3N, R6W  
United States Military Lands  
Adams Township  
Muskingum County, Ohio  
Date: July 15, 2015

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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.

GRAPHIC SCALE 1"=400'

