

ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

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T-1

Being 14.072 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. 02-50-12-03-000 (part, 5.098 acres), Parcel No. 02-50-12-08-000 (part, 3.646 acres) and Parcel No. 02-50-12-09-000 (part, 5.328 acres) and more particularly described as follows:

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

thence, with the property line of William E. and Patty S. Adams, DR 558-649, the following 2 courses:

1. thence, S. $87^{\circ} 21' 03''$ E. a distance of 716.97' to a $\frac{3}{8}$ " rebar set;
2. thence, S. $87^{\circ} 21' 03''$ E. a distance of 45.82' point in the centerline of Edgemoor Road;

thence, with the centerline of Edgemoor Road, the following 12 courses:

1. thence, S. $62^{\circ} 41' 54''$ W. a distance of 85.54' to a point;
2. thence, S. $55^{\circ} 45' 23''$ W. a distance of 209.49' to a point;
3. thence, with a curve to the right, the curve data for which is: $D = 21^{\circ} 31' 36''$, $R = 544.25'$, $L = 204.48'$, Ch. B. S. $66^{\circ} 31' 11''$ W., Ch. L. 203.28' to a point;
4. thence, S. $77^{\circ} 17' 00''$ W. a distance of 85.59' to a point;
5. thence, S. $79^{\circ} 32' 35''$ W. a distance of 73.83' to a point;
6. thence, S. $82^{\circ} 36' 42''$ W. a distance of 90.11' to a point;
7. thence, S. $85^{\circ} 53' 38''$ W. a distance of 107.29' to a point;
8. thence, S. $85^{\circ} 07' 22''$ W. a distance of 107.15' to a point;
9. thence, S. $82^{\circ} 20' 21''$ W. a distance of 322.09' to a point;
10. thence, S. $81^{\circ} 09' 21''$ W. a distance of 50.98' to a point;
11. thence, S. $78^{\circ} 50' 57''$ W. a distance of 57.58' to a point;
12. thence, S. $76^{\circ} 11' 18''$ W. a distance of 65.35' to a PK nail set at the intersection of Ferncliff Road and Edgemoor Road;

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

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

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 26.73' to a $\frac{5}{8}$ " rebar set;
2. thence, S. $88^{\circ} 30' 01''$ E. a distance of 714.06' to a 1.25" square bar found;

02-50-12-09003 A

thence, with the property line of William E. and Patty S. Adams, DR 558-649, S. 00° 24' 24" W. a distance of 326.21' to the TRUE POINT OF BEGINNING, containing 14.072 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.

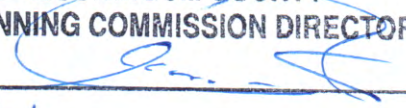
All 5/8" rebars set are 30" long with plastic cap marked "AMD 8050".

Pertinent Documents: Tax Map and all Deeds shown

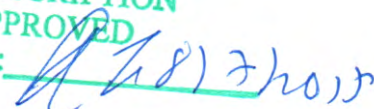
Surveys by: Richard Max Graves

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**

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/7/15
Date Fee Paid



DESCRIPTION
APPROVED
By: 

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

ALAN DONAKER SURVEYING
19849 TR 383
Walhonding, OH 43843
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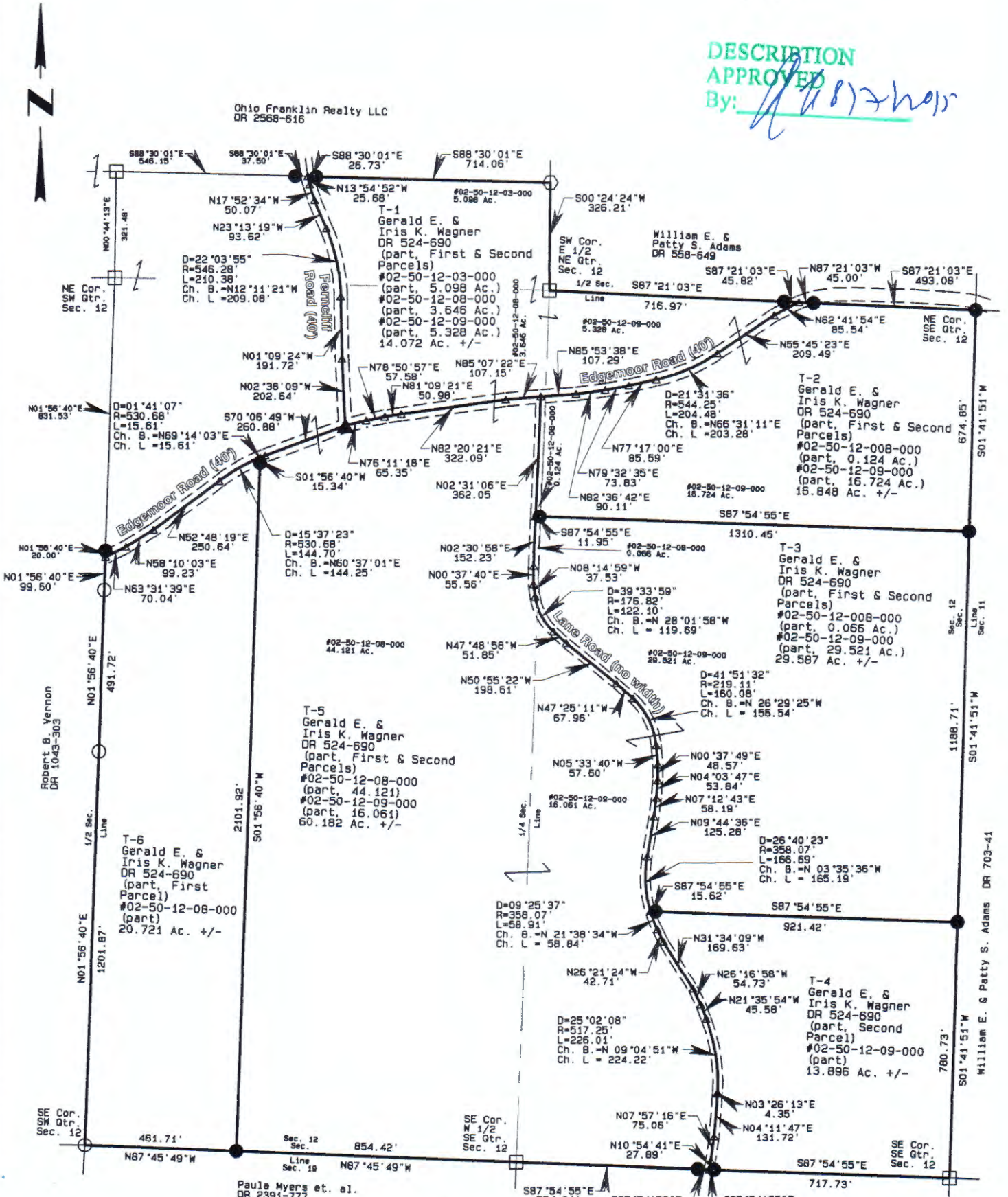
Pertinent Documents: Tax Map
All Deeds and plats shown

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

Surveys By: Richard Max
Graves

DESCRIPTION
APPROVED

By: *[Signature]*



Robert B. Vernon
DR 1043-303

William E. & Patty S. Adams
DR 703-41

Paula Myers et. al.
DR 2391-777

Robert N. & Pearl
M. Keefner, Trustees
DR 2585-793



- All 5/8" rebar 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

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature]
Date 8/7/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
Date 8/7/15

Fee Paid

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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GRAPHIC SCALE 1"=400'



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.