



# LANDMARK SURVEYS



25339 TR 192, Coshocton, Ohio 43812-9176: erdonaker@netscape.net tel: (740) 623-0993 fax: (740) 623-0997

MABEL C. SIDWELL

0.597 Acres

SA1153BB

**NOT A BUILDING SITE AND IS TO BE CONVEYED TO ADJOINER ONLY**

Being 0.597 acres, more or less (*part of DB484/247, DB612/144, part of #:10-10-04-04-15-000*) in the southwest quarter of section 4, in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at Station 1168+99.29, 240.00' right, State Route 16, Mus.-16-7.16 as recorded in Plat Book 18, pages 12-16, said Station being the TRUE POINT OF BEGINNING;

thence, along the centerline of School House Road, TR 118, S.49°58'19"E. 23.20' to a point;

thence, along the property line of C.B. Jr. & R.J. Sidwell, DB754/013, S.74°17'22"W. 474.93' to 5/8" steel pin set;

thence, through the property of Mabel C. Sidwell, DB484/247, DB612/144, N.23°03'58"W. 88.23' to a 5/8" steel pin set;

thence, along the Limited Access Right-of-way of said State Route 16, DB1500/9, the following 2 courses:

1. thence, N.71°59'20"E. 26.20' to Station 1164+40.00, 170.00' right;
2. thence, N.83°06'45"E. 452.34' the TRUE POINT OF BEGINNING, containing 0.597 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 DB966/235, S.00°50'46"W. and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1500/9, 484/247, 612/144, 1158/653, 1505/826, 754/013; surveys by: Stephen M. Bowman, Joseph S. Bolzenius, Earl R. Donaker.

Prior deed: 484/247, 612/144.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of November, in the year of our LORD two thousand and one.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A.L. Swinchar  
12-5-2001 KB

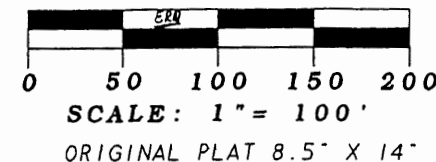
THIS PROPERTY IS SUBJECT TO  
ALL EASEMENTS, RIGHTS-OF-WAY,  
OR RESTRICTIONS, WHETHER  
RECORDED OR IMPLIED.

25339 TR 192  
Coshocton, Ohio 43812

# LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (740) 623-0993  
fax: (740) 623-0997



Pertinent documents: Tax maps:

Deeds: 1500/9, 484/247, 612/144  
1158/653, 1505/826, 754/013

Surveys by: Stephen M. Bowman  
Joseph S. Bolzenius, Earl R. Donaker

TRACTS ARE NOT BUILDING SITES  
AND ARE TO BE CONVEYED TO  
ADJOINER ONLY.

Bearings are based on DB966/235  
S.00°50'16"W. and are for angular  
calculations only.

State of Ohio  
DB1500/9  
MUS-16-7.16  
PB 18, pgs. 12-16

N 83°06'45"E

452.34'

474.93'

LA-R/W

TR 118  
40-R/W

S 49°58'19"E  
SCHOOL HOUSE ROAD

C.B. Jr. & R.J.  
Sidwell DB754/013

M.C. Sidwell  
DB1505/826

J.S. & S.Y. Sidwell  
DB1158/653

Approved For Transfer  
No On-Lot Sewage  
Date 6/6/02  
Zanesville - Muskingum Co.  
Health Department

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A.L. Swineher  
12-5-2001 KB

MABEL C. SIDWELL  
DB484/247, DB612/144

A 0.543 Ac.±

B 0.250 Ac.±

C 0.597 Ac.±

Part of  
#:10-10-04-04-15-000

a Sta. 1159+72.19  
160.00' RT.

b Sta. 1164+40.00  
170.00' RT.

c Sta. 1168+99.29  
240.00' RT.

- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- - iron pin found
- ⊗ - R/R spike found
- ▲ - point

MABEL C. SIDWELL
ACRES: 0.543, 0.250, 0.597
SW 1/4, SECTION 4
SECOND QUARTER, T 3 N.R 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: CASS
COUNTY: MUSKINGUM, OHIO
NOVEMBER, 2001 SAI153CC

"Remove not the old landmark." Proverbs 23:10



I, Earl R. Donaker, P.S. 7142, 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.