

10-08-41-24-002

**ALAN DONAKER SURVEYING**

**Alan Donaker, P.S.**

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

Phone: (740) 327-7001



(To be Transferred to Adjoiner Only)

(Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval)

Being 0.596 acres, more or less in Lot 16, Adams First Addition, Plat Book 2, pages 6 and 7, in the First Quarter of Township 3 North, Range 8 West, United States Military Lands, in Township of Cass, in the County of Muskingum, in the State of Ohio, conveyed to Jerilee E. Moore, DR 2522-291 (part, Parcel V), Parcel No. 10-08-41-24-000 (part) and more particularly described as follows:

Commencing at a stone of record at the Northwest corner of Lot 16, Adams First Addition Plat Book 2, pages 6 and 7:

thence, with the property line of Raiders Ridge LLC, DR 2510-843, the following 3 courses:

- 1. thence, S. 00° 24' 17" W. a distance of 1081.27' to a 3/4" pipe found;
- 2. thence, S. 78° 48' 18" E. a distance of 300.47' to a 1/2" pipe found;
- 3. thence, S. 78° 48' 18" E. a distance of 215.62' to a 3/4" pipe found, said pipe being the TRUE POINT OF BEGINNING:

thence, with the property line of Raiders Ridge LLC, DR 2510-843, S. 78° 48' 18" E. a distance of 109.88' to a 3/8" rebar set;

thence, through the property of Jerilee E. Moore, DR 2522-291, S. 17° 03' 25" W. a distance of 238.62' to a 3/8" rebar set;

thence, with the property line of the former Ohio Canal Lands, the following 2 courses:

- 1. thence, N. 83° 41' 18" W. a distance of 4.57' to a 3/4" pipe found;
- 2. thence, N. 87° 59' 34" W. a distance of 99.98' to a 3/4" pipe found;

thence, with the property line of Steven M. and Judith L. Richards, DR 1027-247, N. 15° 11' 40" E. a distance of 254.35' to the TRUE POINT OF BEGINNING, containing 0.596 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on DR 2522-291 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 and Plats shown

Surveys by: Stephen M. Bowman

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on July 6, in the year of our Lord Two Thousand Sixteen.

**OFFICE COPY  
NOT RECORDABLE**  
Page 1 of 1

DESCRIPTION  
APPROVED  
By: *[Signature]*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*7/22/16*  
Date

Fee Paid



10-08-41-24-002 A

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  
Telephone: (740) 327-7001  
Fax: (740) 327-1083

Pertinent Documents: Tax Map  
All Deeds and Plats as shown

Surveys by: Stephen M. Bowman

Bearings are based on  
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angular calculations only

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separate building  
site or transferred as  
an independent  
parcel in the future  
without planning  
commission approval)  
Jerilee E. Moore  
DR 2522-291  
(part, Parcel V)  
#10-08-41-24-000  
(part)  
0.596 Ac. +/-

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

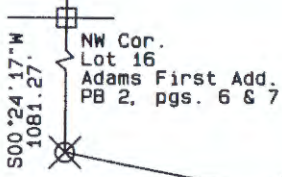
*[Signature]*  
Date

DESCRIPTION  
APPROVED  
By: *[Signature]*

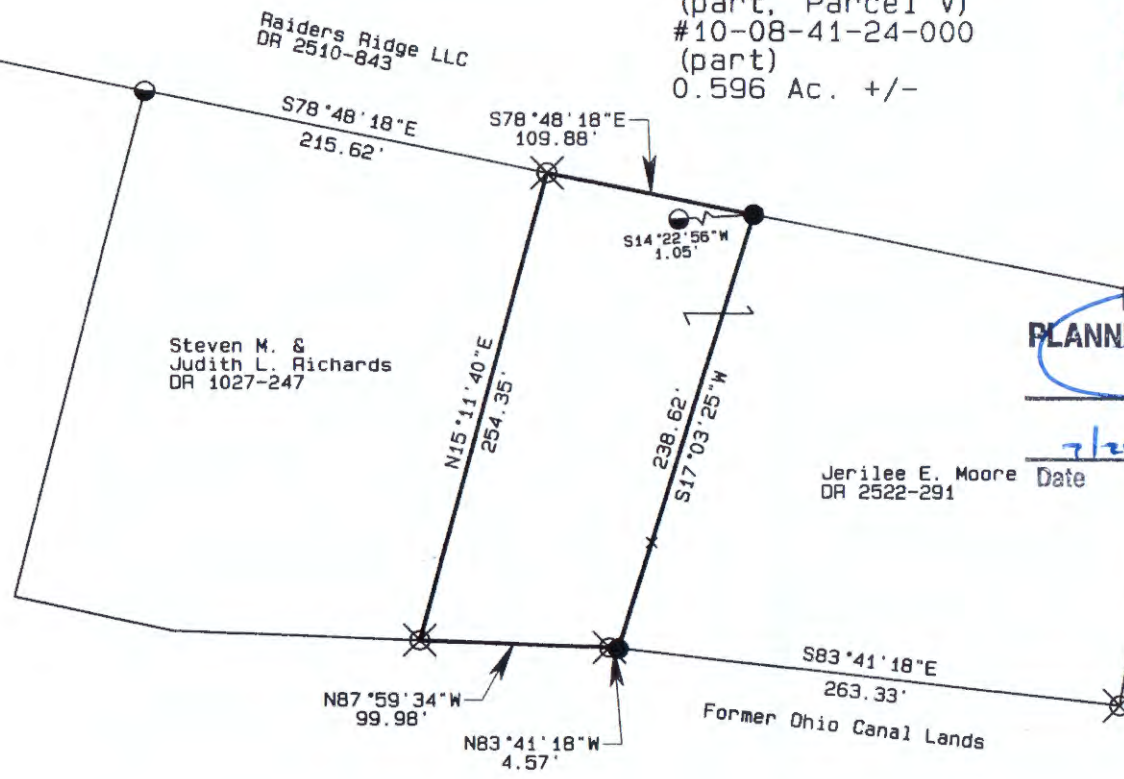
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*[Signature]*  
Date Fee Paid

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(Not to be used as a  
separate building site  
or transferred as an  
independent parcel  
in the future without  
planning commission  
approval)  
Jerilee E. Moore  
DR 2522-291  
0.596 Ac. +/-  
Lot 16, Adams 1st. Add.  
PB 2, pgs. 6 & 7  
First Qtr., T3N, R8W  
United States Military Lands  
Cass Township  
Muskingum County, Ohio  
Date: July 6, 2016



- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- ⊗ 3/4" pipe found
- 1/2" pipe found
- Stone of record
- ⊗ Lath set on line
- ▲ Point



Steven M. &  
Judith L. Richards  
DR 1027-247

Raiders Ridge LLC  
DR 2510-843

Jerilee E. Moore  
DR 2522-291

Former Ohio Canal Lands

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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"=100'

