

# ALAN DONAKER SURVEYING

**Alan Donaker, P.S.**

**19849 TR 383**

**Walhonding, OH 43843**

Fax: (740) 327-1083

Phone: (740) 327-7001

T-1

Being 46.485 acres more or less, in Lots 19, 20, 21 and 22, Adams First Addition Plat Book 2, page 6, First Quarter, 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, conveyed to Carol Sue Howard aka Carol S., DR 2677-23 (part, tract 1), DR 1093-547 (part) and DR 851-345 (part), Parcel No. 10-08-41-37-000 (part) and more particularly described as follows:

Commencing at a stone of record at the Northeast corner of Lot 1, Adams First Addition Plat Book 2, page 6:

thence, with the West line of the Second Quarter of T-3N, R7W, S. 01° 31' 22" W. a distance of 3096.01' to a  $\frac{5}{8}$ " rebar found, said rebar being the TRUE POINT OF BEGINNING;

thence, with the West line of the Second Quarter of T-3N, R7W and the property line of Jane A. Siegrist, Trustee, DR 1553-918, the following 2 courses:

1. thence, S. 01° 31' 22" W. a distance of 107.67' to a axle found;
2. thence, S. 01° 31' 22" W. a distance of 1943.02' to a 2" pipe found;

thence, with the property line of Ohio Rail Development Commission, DR 2397-658, the following 2 courses:

1. thence, S. 76° 09' 02" W. a distance of 1360.41' to a  $\frac{5}{8}$ " rebar found;
2. thence, N. 13° 50' 58" W. a distance of 50.00' to a 2" square bar found (with +);

thence, through the property of Carol Sue Howard aka Carol S., DR 2677-23, DR 1093-547 and DR 851-345, the following 4 courses:

1. thence, N. 00° 56' 56" E. a distance of 305.96' to a  $\frac{5}{8}$ " rebar set;
2. thence, N. 07° 16' 10" E. a distance of 158.01' to a  $\frac{5}{8}$ " rebar set;
3. thence, N. 16° 08' 34" E. a distance of 311.15' to a  $\frac{5}{8}$ " rebar set;
4. thence, S. 87° 56' 17" W. a distance of 74.48' to a  $\frac{5}{8}$ " rebar set;

thence, with the East line of Muskingum County Commissioners, DR 209-375, North Dresden Road, the following 6 courses:

1. thence, with a curve to the left, the curve data for which is: D. = 19° 53' 21", R. = 742.98', L. = 257.91', Ch. B. = N. 30° 36' 31" E., Ch. L. = 256.62' to a concrete monument found;
2. thence, N. 20° 39' 51" E. a distance of 124.24' to a concrete monument found;
3. thence, with a curve to the right, the curve data for which is: D. = 14° 28' 16", R. = 1092.37', L. = 275.90', Ch. B. = N. 27° 53' 59" E., Ch. L. = 275.17' to a  $\frac{5}{8}$ " rebar set;
4. thence, N. 35° 08' 08" E. a distance of 236.45' to a concrete monument found;
5. thence, with a curve to the right, the curve data for which is: D. = 17° 21' 51", R. = 925.39', L. = 280.45', Ch. B. = N. 43° 51' 53" E., Ch. L. = 279.38' to a concrete monument found;
6. thence, N. 52° 30' 00" E. a distance of 434.32' to a point;

thence, with the property line of State of Ohio, DR 2046-774, the following 4 courses:

1. thence, S. 44° 43' 43" E. a distance of 69.68' to a 5/8" rebar found;
2. thence, N. 54° 10' 31" E. a distance of 269.40' to a 3/4" pipe found;
3. thence, N. 39° 42' 29" E. a distance of 111.95' to a 3/4" pipe found;
4. thence, N. 14° 04' 13" E. a distance of 138.57' to the TRUE POINT OF BEGINNING, containing 46.485 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 2677-23 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: Peter L. Dinan

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on May 14, in the year of our Lord Two Thousand Eighteen.

OFFICE COPY  
NOT RECORDABLE

DESCRIPTION  
APPROVED

By: MS/23/2018





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: L. Peter Dinan

Bearings are based on  
DR 2677-23 and are for  
angular calculations only

Firm #3904250035C Zones AE & X



- All 5/8" rebar set are 30" long with plastic cap marked "AMD" 8050
- 5/8" rebar found
- ⊗ 3/4" pipe found
- ⊙ 1.5" pipe found
- 2" pipe found
- ⊗ 2" square bar found (+)
- ⊗ Concrete monument found
- ★ Axle found
- Stone of record
- △ Point

T-2  
Carol Sue Howard aka Carol S.  
DR 2677-23 (part, tract 1)  
DR 1093-547 (part)  
DR 851-345 (part)  
#10-08-41-37-000 (part)  
3.231 Ac. +/-

D = 19°53'21"  
R = 742.98'  
L = 257.91'  
Ch. B. = N30°36'31"E  
Ch. L. = 256.62'

D = 13°54'27"  
R = 742.98'  
L = 180.35'  
Ch. B. = N47°30'25"E  
Ch. L. = 179.90'

N54°27'39"E  
294.07'

N50°57'06"W  
231.31'

N01°12'44"W  
207.78'

N47°10'00"W  
78.00'

N47°10'00"W  
96.42'

S76°09'02"W  
23.55'

N00°56'56"E  
305.96'

N13°50'58"W  
50.00'

N07°16'10"E  
158.01'

N16°08'34"E  
311.15'

S87°56'17"W  
74.48'

N20°39'51"E  
124.24'

N35°08'08"E  
236.45'

D = 14°28'16"  
R = 1092.37'  
L = 275.90'  
Ch. B. = N27°53'59"E  
Ch. L. = 275.17'

D = 17°21'51"  
R = 925.39'  
L = 280.45'  
Ch. B. = N43°51'53"E  
Ch. L. = 279.38'

N52°30'00"E  
434.32'

S44°43'43"E  
69.68'

N54°10'31"E  
269.40'

N14°04'13"E  
138.57'

S01°31'22"W  
107.67'

S01°31'22"W  
3096.01'

NE Cor.  
Lot 1  
Adams First Add.  
PB 2, pg. 6

State of Ohio  
DR 2046-774

Jane A. Siegrist, Trustee  
DR 1553-918

T-1  
Carol Sue Howard aka Carol S.  
DR 2677-23 (part, tract 1)  
DR 1093-547 (part)  
DR 851-345 (part)  
#10-08-41-37-000 (part)  
46.485 Ac. +/-

Troy L. Howard  
DR 1902-938  
1.036 Ac. +/-

Carol Sue Howard  
DR 2677-23, DR 1093-547 &  
DR 851-345  
46.485 Ac. +/-

Lot 19  
Lot 20  
Lot 21  
Lot 22

Ohio Rail Development Commission  
DR 2397-658

DESCRIPTION  
APPROVED  
By: *[Signature]* 5/23/2018

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NOT RECORDED

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.



Carol Sue Howard aka Carol S.  
DR 2677-23, DR 1093-547 &  
DR 851-345  
46.485 Ac. +/- & 3.231 Ac. +/-  
Lots 19, 20, 21 & 22,  
Adams First Add., P. B. 2, pg. 6  
First Qtr., T3N, R8W  
United States Military Lands  
Cass Township  
Muskingum County, Ohio  
Date: May 14, 2018

GRAPHIC SCALE

1"=300'

