

10-08-41-37-007

ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

Phone: (740) 327-7001

T-2

Being 3.231 acres more or less, in Lots 19, 20 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. $01^{\circ} 31' 22''$ W. a distance of 3096.01' to a $\frac{5}{8}$ " rebar found;

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. $01^{\circ} 31' 22''$ W. a distance of 107.67' to a axle found;
2. thence, S. $01^{\circ} 31' 22''$ 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. $76^{\circ} 09' 02''$ W. a distance of 1360.41' to a $\frac{5}{8}$ " rebar found;
2. thence, N. $13^{\circ} 50' 58''$ W. a distance of 50.00' to a 2" square bar found (with +), said square bar being the TRUE POINT OF BEGINNING;

thence, with the property line of Ohio Rail Development Commission, DR 2397-658 S. $76^{\circ} 09' 02''$ W. a distance of 23.55' to a $\frac{5}{8}$ " rebar set;

thence, with the property line of Troy L. Howard, DR 1902-938, the following 2 courses:

1. thence, N. $47^{\circ} 10' 00''$ W. a distance of 96.42' to a $\frac{5}{8}$ " rebar found;
2. thence, N. $47^{\circ} 10' 00''$ W. a distance of 78.00' to a $\frac{5}{8}$ " rebar found;

thence, through the property of Carol Sue Howard aka Carol S., DR 2677-23, DR 1093-547 and DR 851-345, the following 2 courses:

1. thence, N. $01^{\circ} 12' 44''$ W. a distance of 207.78' to a $\frac{5}{8}$ " rebar found;
2. thence, N. $50^{\circ} 57' 06''$ W. a distance of 231.31' to a $\frac{5}{8}$ " rebar found;

thence, with the East line of Muskingum County Commissioners, DR 209-375, North Dresden Road, the following 2 courses:

1. thence, N. $54^{\circ} 27' 39''$ E. a distance of 294.07' to a $\frac{5}{8}$ " rebar set;
2. thence, with a curve to the left, the curve data for which is: D. = $13^{\circ} 54' 27''$, R. = 742.98', L. = 180.35', Ch. B. = N. $47^{\circ} 30' 25''$ E., Ch. L. = 179.90' to a $\frac{5}{8}$ " rebar set;

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:

10-08-41-32-007 A

1. thence, N. 87° 56' 17" E. a distance of 74.48' to a $\frac{5}{8}$ " rebar set;
2. thence, S. 16° 08' 34" W. a distance of 311.15' to a $\frac{5}{8}$ " rebar set;
3. thence, S. 07° 16' 10" W. a distance of 158.01' to a $\frac{5}{8}$ " rebar set;
4. thence, S. 00° 56' 56" W. a distance of 305.96' to the TRUE POINT OF BEGINNING, containing 3.231 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 $\frac{5}{8}$ " 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: AL 5/23/18



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/23/18
Date

Fee Paid

10-08-41-37-007 B

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" rebars 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'

Ohio Rail Development Commission
DR 2397-658

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. +/-

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

N35°08'08"E
236.45'

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'

N39°42'29"E
111.95'

N14°04'13"E
138.57'

S01°31'22"W
107.67'

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

Jane A. Siegrist, Trustee
DR 1553-918

1st Qtr., T3N, R8W
2nd Qtr., T3N, R7W
1943.02'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 5/23/18 Fee Paid

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.



DESCRIPTION
APPROVED

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'

