

Grasley

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEY

EARL R. DONAKER

DESCRIPTION APPROVED (614) 623-0993
FOR AUDITOR'S TRANSFER 1-800-842-3264
BY *97200*
4-20-95

OFFICE OF THE
NOT RECORDED

EAST CENTRAL OHIO REALTY 0.977 Acres

Being 0.977 acres, more or less, part of parcel 17-21-01-62-000, in Lot 1 of Sibleys Subdivision of township 1 north, range 8 west, United States Military Lands, in the township of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an axle found at the northeast corner of Lot 131, Melody Lake No. 3, P.B. 9, pg. 49, said axle found being the TRUE POINT OF BEGINNING;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 124.13' to a point;

thence, through the property of East Central Ohio Realty, 1064-325, the following 7 courses:

1. thence, N.88°05'58"E. 50.41' to a 5/8" steel pin set;
2. thence, continuing N.88°05'58"E. 176.87' to a 5/8" steel pin set;
3. thence, S.03°48'47"W. 163.10' to a 5/8" steel pin set;
4. thence, S.19°02'19"E. 21.82' to a 5/8" steel pin set;
5. thence, S.87°25'24"W. 127.25' to a point;
6. thence, continuing S.87°25'24"W. 63.69' to a 5/8" steel pin set;
7. thence, continuing S.87°25'24"W. 50.49' to a point;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 63.39' to the TRUE POINT OF BEGINNING, containing 0.977 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

50' EASEMENT - RESERVED R/W-2

Reserving for the grantor, grantor's heirs and assigns a 50' non-exclusive easement, for ingress, egress and regress along the west side of the above described tract, and is in fact shared in common with others, said easement being further described as follows:

Beginning at an axle found at the northeast corner of Lot 131, Melody Lake No. 3, P.B. 9, pg. 49, said axle found being the TRUE POINT OF BEGINNING;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 124.13' to a point;

thence, through the property of East Central Ohio Realty, 1064-325, the following 3 courses:

1. thence, N.88°05'58"E. 50.41' to a 5/8" steel pin set;
2. thence, S.05°26'00"W. 186.92' to a 5/8" steel pin set;
3. thence, S.87°25'24"W. 50.49' to a point;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 63.39' to the TRUE POINT OF BEGINNING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

EASEMENT - RESERVING R/W-3

Reserving for the grantor, grantor's heirs and assigns a non-exclusive easement, for ingress, egress and regress to and from Gilbert Drive and in fact is shared in common with others, said easement being further described as follows:

Beginning at an axle found at the northeast corner of Lot 132, Melody Lake No. 3, P.B. 9, pg. 49, said axle found being the TRUE POINT OF BEGINNING;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 46.74' to a point;

thence, through the property of East Central Ohio Realty, 1064-325, the following 7 courses:

1. thence, N.87°25'24"E. 50.49' to a 5/8" steel pin set;
2. thence, N.87°25'24"E. 63.69' to a point;
3. thence, S.35°41'53"W. 66.13' to a point;
4. thence, with a curve to the left having the following properties: Delta = 46°01'03"; Radius = 50.00'; Arc = 40.16'; Long Chord = S.12°41'22"W. 39.09' to a 5/8" steel pin set;
5. thence, continuing with a curve to the left having the following properties: Delta = 72°02'19"; Radius = 50.00'; Arc = 62.87'; Long Chord = S.46°20'20"E. 58.81' to a 5/8" steel pin set;
6. thence, S.82°21'29"E. 121.00' to a 5/8" steel pin set;
7. thence, along the north line of a 50' right-of-way, S.85°21'51"E. 121.74' to a 5/8" steel pin found;

thence, along the property line of Joseph & Kimberly Buckey, 1064-357, S.85°21'51"E. 28.27' to a point;

thence, through the property of East Central Ohio Realty, 1064-325 and across a 50' right-of-way, S.04°38'09"W. 50.00' to a 5/8" steel pin found;

thence, along the north line of The Woods Subdivision, P.B. 16, pp. 149-151, the following 3 courses:

1. thence, N.85°21'51"W. 51.05' to a 5/8" steel pin found;
2. thence, continuing N.85°21'51"W. 9.90' to a 5/8" steel pin set;
3. thence, continuing N.85°21'51"W. 331.70' to a 5/8" steel pin found;

thence, along the east line of Melody Lake No. 3, P.B. 9, pg. 49, the following 2 courses:

1. thence, N.05°26'00"E. 17.82' to an axle found;
2. thence, N.05°26'00"E. 109.84' to the TRUE POINT OF BEGINNING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

50' EASEMENT R/W-1

Granting to the grantee, grantee's heirs and assigns and reserving for the grantor, grantor's heirs and assigns a 50' non-exclusive easement, for ingress, egress and regress to and from Gilbert Drive to the above described tract, and is to be shared in common with others, said easement being further described as follows:

Being a part of parcel 17-21-01-62-000, in Lot 1 of Sibleys Subdivision of township 1 north, range 8 west, United States Military Lands, in the township of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a 5/8" steel pin found at the northwest corner of Lot 15, The Woods Subdivision, P.B. 16, pp. 149-151, said 5/8" steel pin found being the TRUE POINT OF BEGINNING;

thence, along the north line of The Woods Subdivision, P.B. 16, pp. 149-151, the following 2 courses:

1. thence, N.85°21'51"W. 51.05' to a 5/8" steel pin found;
2. thence, continuing N.85°21'51"W. 9.90' to a 5/8" steel pin set;

thence, through the property of East Central Ohio Realty, 1064-325, the following 4 courses:

1. thence, N.19°02'19"W. 223.51' to a 5/8" steel pin set;
2. thence, continuing N.19°02'19"W. 21.82' to a 5/8" steel pin set;
3. thence, N.03°48'47"E. 163.10' to a 5/8" steel pin set;
4. thence, N.88°05'58"E. 50.25' to a 5/8" steel pin set;

thence, along the property line of Joseph & Kimberly Buckey, 1064-357, the following 4 courses:

1. thence, S.03°48'47"W. 158.00' to a 5/8" steel pin found;
2. thence, S.19°02'19"E. 26.48' to a 5/8" steel pin set;
3. thence, continuing S.19°02'19"E. 176.07' to a 5/8" steel pin found;
4. thence, S.85°21'51"E. 28.27' to a point;

thence, through the property of East Central Ohio Realty, 1064-325 and across a 50' right-of-way, S.04°38'09"W. 50.00' to the TRUE POINT OF BEGINNING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on P.B. 16, page 149, S.85°21'51"E. 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: 1064-325, 1064-357, 1065-330; plat books: 16 pages 149-151, 9 page 49; surveys by Earl R. Donaker.

Prior deed: 1064-325.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of March, in the year of our Lord one thousand nine hundred and ninety-four.

Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS
EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

EAST CENTRAL OHIO REALTY
50' and 25' easement

Granting to the grantee, grantee's heirs, and assigns, a 50' non-exclusive easement for ingress, egress, and regress and a 25' easement extending east from the west property line of Earl E. & Janice L. Helmbrecht, 736-88, to the "Old Dresden-Zanesville Road", now County Road 2, said 25' easement being the same as described in 793-179, and 736-88, both easements to be shared in common with others, said 50' easement being further described as follows:

Being a 50' non-exclusive easement in Lot 1 of Sibleys Subdivision, of township 1 north, range 8 west, United States Military Lands, in the township of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an axle found at the northeast corner of lot 18, Northbrook Subdivision, P.B. 9, page 11, said axle found being the TRUE POINT OF BEGINNING;

thence, along the north line of Northbrook Subdivision, P.B. 9, pg. 11, the following 2 courses:

1. thence, N.85°21'51"W. 300.61' to a point, (axle found, N 0.13', E 0.00');
2. thence, continuing N.85°21'51"W. 228.85' to an axle found;

thence, along the north line of The Woods Subdivision, P.B. 16, pages 149-151 the following 2 courses:

1. thence, continuing N.85°21'51"W. 135.95' to a 5/8" steel pin of record;
2. thence, continuing N.85°21'51"W. 51.05' to a 5/8" steel pin of record;

thence, through the property of East Central Ohio Realty, 1064-325, the following 2 courses:

1. thence, N.04°38'09"E. 50.00' to a point;
2. thence, S.85°21'51"E. 22.77' to a 5/8" steel pin of record;

thence, along the property line of Joseph & Kimberly Buckey, 1064-357, the following 2 courses:

1. thence, continuing S.85°21'51"E. 393.08' to a 5/8" steel pin of record;
2. thence, continuing S.85°21'51"E. 300.61' to a 5/8" steel pin of record;
3. thence, S.85°21'51"E. 407.19' to a 5/8" steel pin of record;

thence, along the property line of Earl E. & Janice L. Helmbrecht, 736-88, S.05°32'47"W. 50.01' to a 5/8" steel pin of record;

thence, along the property line of Jeffery B. & Martha E. Prindle, 767-190, N.85°21'51"W. 114.30' to a 5/8" steel pin of record;

thence, along the property line of Jason C. & Jennifer B. Prindle, 1101-52, N.85°21'51"W. 242.10' to a 5/8" steel pin of record;

thence, along the property line of Jeffery B. & Martha E. Prindle, 767-190, N.85°21'51"W. 50.00' to the TRUE POINT OF BEGINNING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on D.B. 1064, page 632 and are for angular calculations only.

Pertinent documents: tax maps; deeds: 1064-325, 1064-357, 1064-632, 1101-52, 767-190, 793-179, 736-88; Plat Books: 16 pp. 149-151, 9 pg. 11; surveys by: Earl R. Donaker, R.L. Daniels.

Prior deed: 1064-632.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from surveys and descriptions of record in the month of March, in the year of our Lord one thousand nine hundred and ninety-five.

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Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS
EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

Grantor, for Grantor, Grantor's heirs and assigns, covenants with Grantee, Grantee's heirs and assigns, that Grantor, may at some future time, at their own expense, make such improvements as necessary within the bounds of said easement, such that said easement may be dedicated as a public road, for the general public's use, and furthermore they may use said easement for the installation of any and all utilities, both above and below ground, without consideration of Grantee, Grantee's heirs and assigns, except that such improvements shall be to the future benefit of Grantee, Grantee's heirs and assigns, in that Grantee, Grantee's heirs and assigns may tap into such utilities as they may become available, at their own expense.

Furthermore, until such time, if ever, said R/W is dedicated, or is being improved for such dedication to the general public, or other such needs as the Grantor, Grantor's heirs and assigns see fit to construct or meet, that the Grantee, Grantee's heirs and assigns covenants with the Grantor, Grantor's heirs and assigns, that Grantee, Grantee's heirs and assigns, may from time to time, at their own expense, make such repairs as they deem necessary, in a proper, substantial, and workmanlike manner to the said R/W.

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Coshocton, Ohio 43812

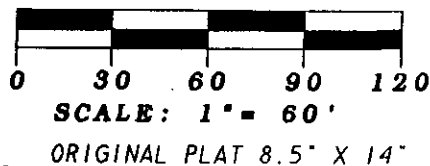
LANDMARK SURVEYS

EARL R. DONAKER, P.S.

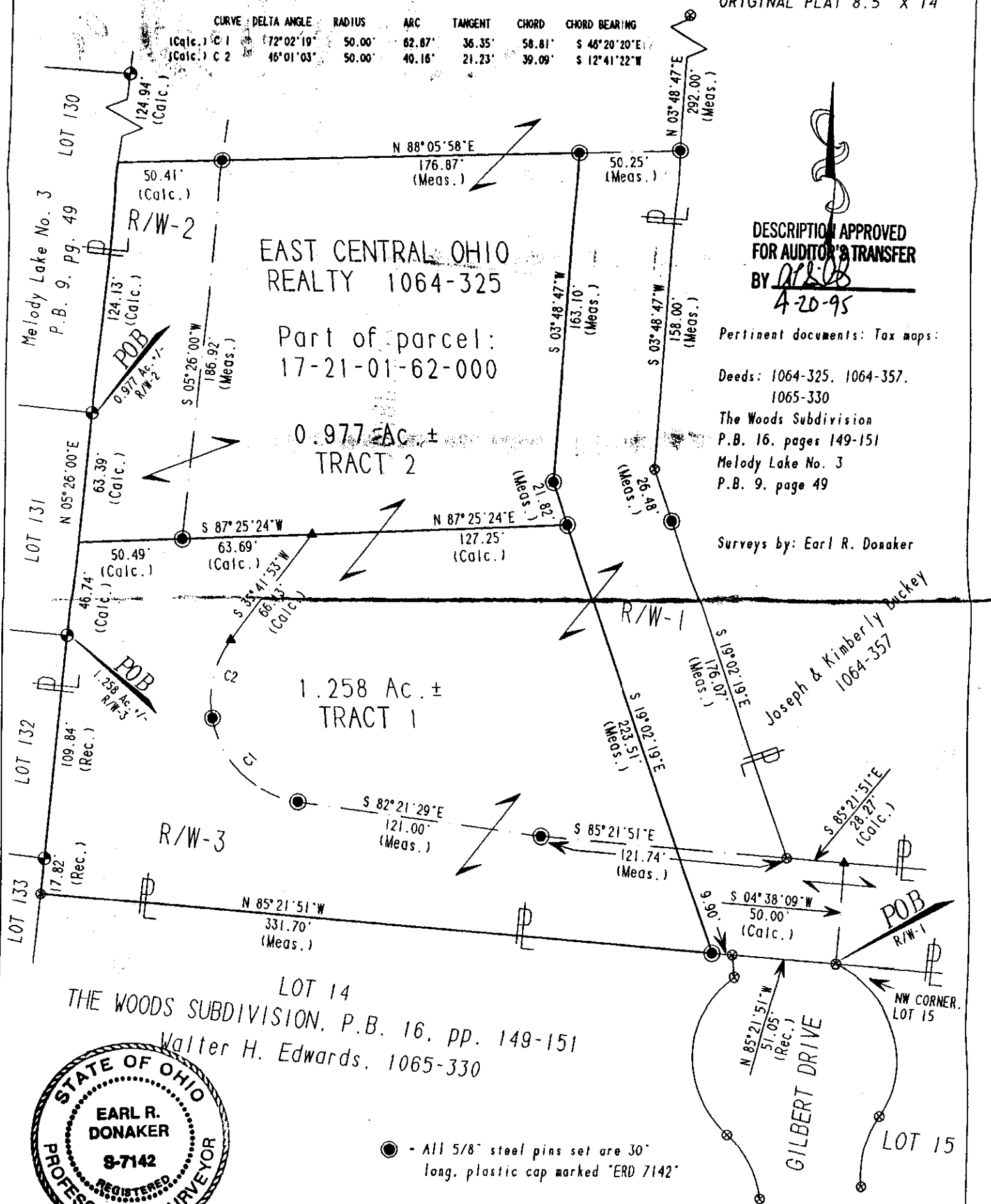
tel: (614) 623-0993
1-800-842-3264

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

Bearings are based on P.B. 16, pg. 149
S. 85°21'51"E. and are for angular
calculations only.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
(Calc.) C 1	72°02'19"	50.00'	62.87'	36.35'	58.81'	S 46°20'20"E
(Calc.) C 2	46°01'03"	50.00'	40.16'	21.23'	39.09'	S 12°41'22"W



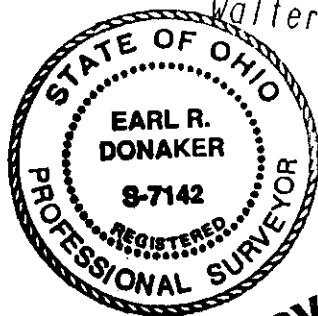
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY APL
4-20-95

Pertinent documents: Tax maps:

Deeds: 1064-325, 1064-357,
1065-330
The Woods Subdivision
P.B. 16, pages 149-151
Melody Lake No. 3
P.B. 9, page 49

Surveys by: Earl R. Donaker

Joseph & Kimberly Buckley
1064-357



LOT 14
THE WOODS SUBDIVISION, P.B. 16, pp. 149-151
Walter H. Edwards, 1065-330

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

EAST CENTRAL OHIO REALTY
ACRES: 0.977 & 1.258
PART LOT 1, SIBLEYS SUB.
TOWNSHIP 1 N. RANGE 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: FALLS
COUNTY: MUSKINGUM, OHIO
DATE: MARCH, 1995

I, Earl R. Donaker, P.S. 7142, hereby
certify that I am a duly qualified
surveyor under Chapter 4733-37, Ohio
Administrative Code, and to be correct to
the best of my knowledge and belief.

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

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

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

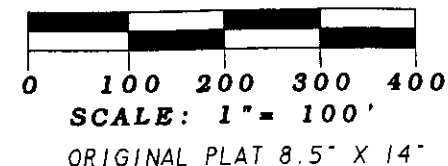
Pertinent documents: Tax maps:

Deeds: 1064-325, 1064-357, 1064-632
1101-52, 767-190, 793-179, 736-88

Surveys by: Earl R. Donaker
R.L. Daniels

Plat Books: 16, pp. 149-151, 9, pg. 11

tel: (614) 623-0993
1-800-842-3264



NOTE:

All bearings & distances are
of record except as noted.

Bearings are based on D.B. 1064-632
N. 85° 21' 51" W. and are for angular
calculations only.

⊗ - 5/8" steel pins of record

⊙ - axes of record

East Central Ohio
Realty 1064-325

(Calc.)

98.97'

N 04° 38' 09" E

50.00' (Calc.)

Joseph & Kimberly Buckey 1064-357

S 85° 21' 51" E

393.08'

22.77' (Calc.)

East Central Ohio Realty 1064-325

N 85° 21' 51" W

135.95'

228.85'

N 0.13'

E 0.00'

LOT 14

GILBERT DRIVE

LOT 15

16

17

18

300.61'

N 04° 38' 09" E

50.00'

300.61'

Jeffrey B. & Martha E. 407.19'

Prindle 1064-632

242.10'

N 85° 21' 51" W

50.00'

Jason C. & Jennifer B.

Prindle 1101-52

S 85° 21' 51" E

S 05° 32' 47" W

50.01'

114.30' (Calc.)

25' easement East to the
"Old Dresden-Zanesville Road"
793-179 & 736-88

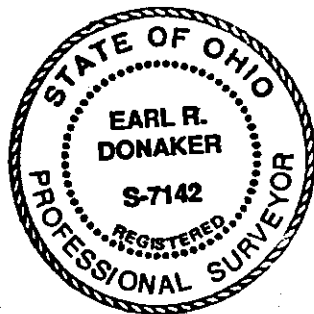
Jeffrey B. & Martha E.

Prindle 767-190

Earl E. & Janice L.
Helmbrecht 736-88

THE WOODS SUBDIVISION
P.B. 16, pp. 149-151

NORTHBROOK P.B. 9, pg. 11



NOTES:

THESE EASEMENTS ARE NON-EXCLUSIVE
AND IN FACT ARE USED BY OTHERS.

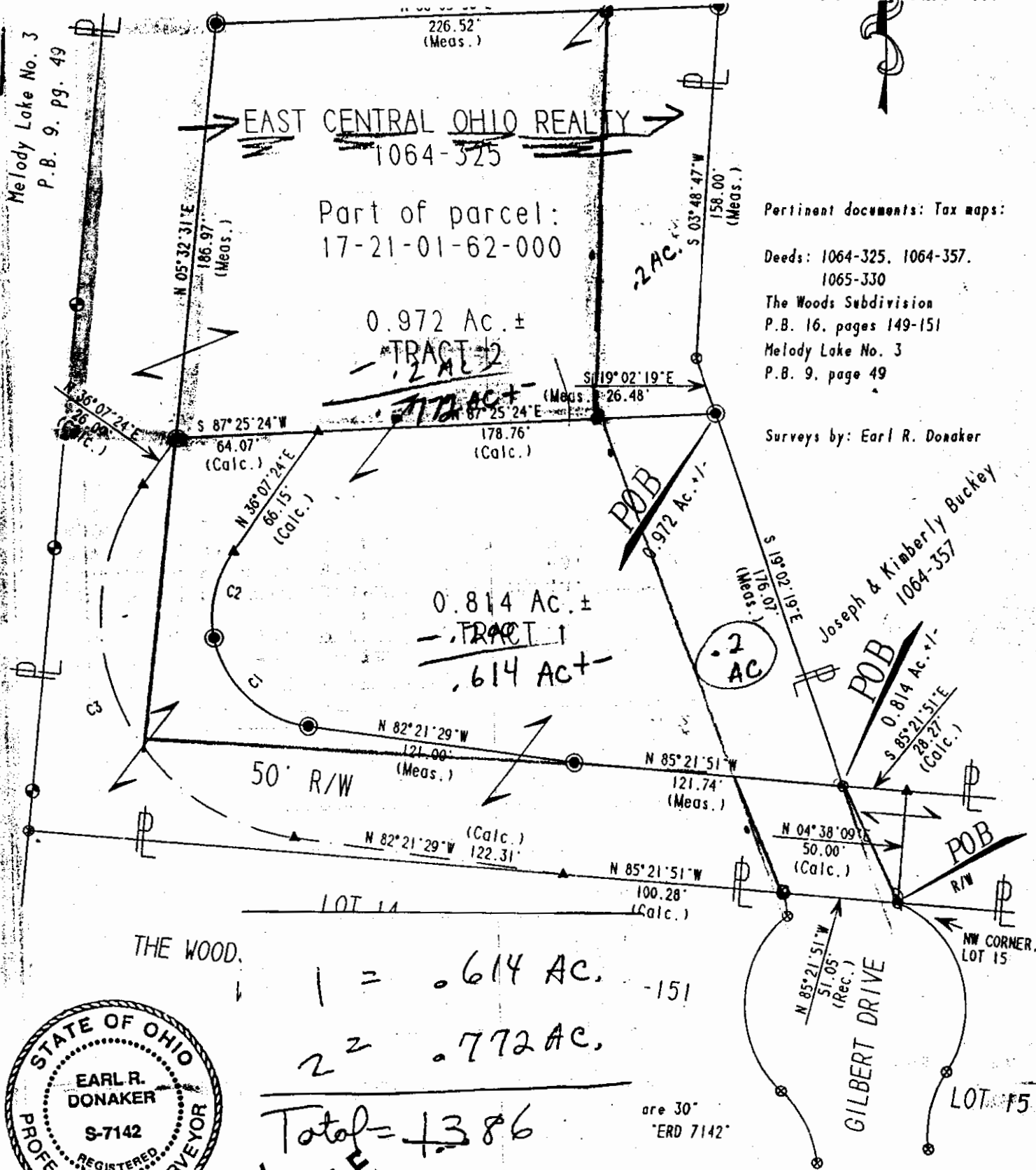
THE POST OFFICE HAS IDENTIFIED THIS
EASEMENT AS GRASLEY LANE FOR ADDRESSES.

EAST CENTRAL OHIO REALTY
LOT 1 SIBLEYS SUBDIVISION
TOWNSHIP 1 N. RANGE 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: FALLS
COUNTY: MUSKINGUM, OHIO
DATE: MARCH, 1995

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

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Earl R. Donaker, S-7142, hereby
certifies this plat to be correct to
the best of my knowledge and belief.



Pertinent documents: Tax maps:

Deeds: 1064-325, 1064-357,
1065-330
The Woods Subdivision
P.B. 16, pages 149-151
Melody Lake No. 3
P.B. 9, page 49

Surveys by: Earl R. Donaker

Joseph & Kimberly Buckley
1064-357

1 = 0.614 AC. -151
2 = 0.772 AC.

Total = 1.386

EAST CENTRAL OHIO REALTY
ACRES: 0.972 & 0.814
PART LOT 1, SIBLEYS SUB.
TOWNSHIP 1 N. RANGE 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: FALLS
COUNTY: MUSKINGUM, OHIO
DATE: NOVEMBER, 1994

I, Earl R. Donaker, S. S.
certify this plan 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.

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