

25-80-17-10-001

2065 GARD LN


**LANDMARK SURVEYS, INC.**


**A DIVERSIFIED CORPORATION** Land Surveying - Land Sales - Land Development - Excavating  
 727 Cambridge Road, Coshocton, Ohio 43812: e-donaker@usa.net (740) 623-0993 800-842-3264 fax: (740) 623-0997

ACREAGE INVESTMENTS, INC. 2.038 Acres

JD103824

Being 2.038 acres, more or less (part of # 25-25-80-17-10-000) part of Tract 24, Harden Farm, Plat Book 17, pages 140-141, in the southwest quarter of section 17, of township 18 north, range 15 west, Congress Lands East of the Scioto River, in the township of Hopewell, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a point in TR 286, Gard Lane at the southeast corner of said Tract 24, said point being the TRUE POINT OF BEGINNING;

thence, along the north line of Tract 23 of the said Harden Farm, the following 3 courses:

1. thence, N.61°48'50"W. 19.74' to a 5/8" steel pin found;
2. thence, continuing N.61°48'50"W. 70.72' to a 5/8" steel pin found;
3. thence, N.89°15'18"W. 355.63' to a 5/8" steel pin found;

thence, through said Tract 24, the following 3 courses:

1. thence, N.00°20'11"E. 200.00' to a 5/8" steel pin found;
2. thence, S.89°15'18"E. 419.40' to a 5/8" steel pin found;
3. thence, continuing S.89°15'18"E. 16.21' to a point in TR 286, Gard Lane;

thence, along TR 286, Gard Lane, S.00°20'11"W. 241.69' to the TRUE POINT OF BEGINNING, containing 2.038 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.

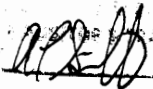
Bearings are based on DB1161/267, N.89°30'59"W. and are for angular calculations only.

Pertinent documents: tax maps, deeds: 1161/267, 1545/432; plat book 17, pages 140-141; surveys by: Earl R. Donaker.

Prior deed: DB1545/432.

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

**OFFICE COPY  
 NOT RECORDABLE**

  
 2-8-2001

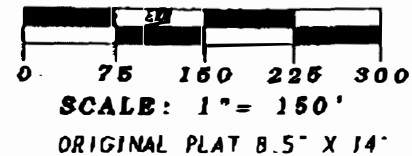
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

727 Cambridge Road  
Coshocton, Ohio 43812

# LANDMARK SURVEYS, INC.

EARL R. DONAKER, P.S.

tel: (740) 623-0993  
1-800-842-3264



All bearings & distances are of record, except as marked.

## ACREAGE INVESTMENTS, INC.

D.B. 1545, pg. 432

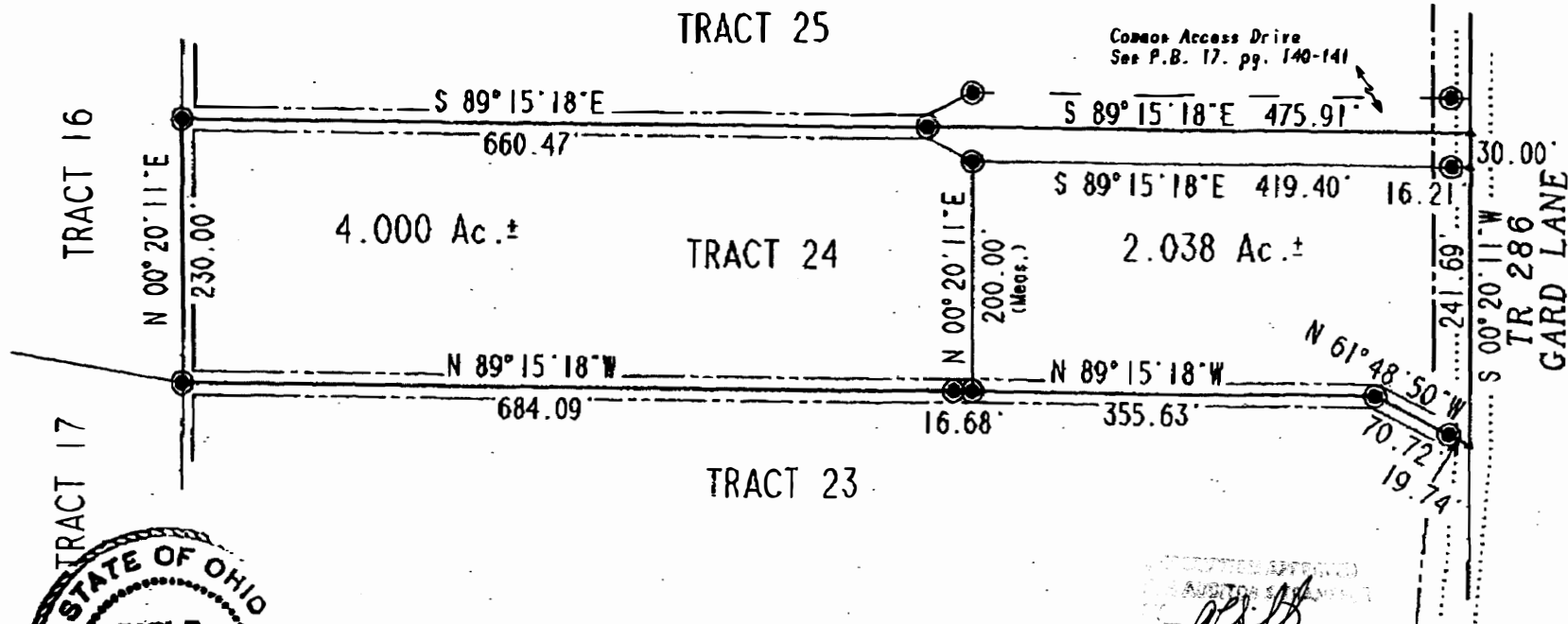
Tract 24, Harden Farm  
Plat Book 17, pg. 140-141

Parcel #25-25-80-17-10-000



Bearings are based on DB161/267 N. 89°30'59"W. and are for angular calculations only.

Pertinent documents: Tax maps:  
Deeds: 1161/267, 1545/432  
Plat Book 17, pg. 141-141  
Surveys by: Earl R. Donaker



2-8-2001

**OFFICE COPY**  
**NOT RECORDED**

Earl R. Donaker 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.

- - 5/8" steel pin found
- ▲ - point

20' Utility easement and the right of entry to install, repair and maintain is hereby reserved and granted to ALL public utilities both present and future as may be available to any and all property owners. Right of entry shall not be confined to the specified 20'.

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

ACREAGE INVESTMENTS, INC.
ACRES: 2.038 & 4.000
SW 1/4, SECTION 17
T 18 N.R 15 W CONGRESS LANDS
EAST OF THE SCIOTO RIVER
TOWNSHIP: HOPEWELL
COUNTY: MUSKINGUM, OHIO
FEBRUARY, 2001 JD103824