

29-40-17-20-001
29-80-24-03-001

ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

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Being 1.100 acres, more or less, 0.128 acres in Section 17 and 0.972 acres in Section 24, Third Quarter, Township 3 North, Range 9 West, United States Military Lands, in Township of Jackson, in the County of Muskingum, in the State of Ohio, conveyed to John M. Hoover, DR 2253-368 (part), Parcel No. 29-80-24-03-000 (part, 0.972 acres) and Parcel No. 29-40-17-20-000 (part, 0.128 acres) and more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 17;

thence, with the South line of said Section 17, S. 89° 32' 46" E. a distance of 247.37' to a point, said point being the TRUE POINT OF BEGINNING:

thence, through the property of John M. Hoover, DR 2253-368, the following 2 courses:

1. thence, N. 45° 14' 50" E. a distance of 112.31' to a $\frac{5}{8}$ " rebar set;
2. thence, S. 44° 23' 12" E. a distance of 63.61' to a $\frac{5}{8}$ " rebar found;

thence, with the property line of Beagle Hill Holdings, LLC, DR 2470-518, the following 3 courses:

1. thence, S. 13° 19' 38" W. a distance of 35.49' to a point;
2. thence, S. 13° 19' 38" W. a distance of 75.85' to a point;
3. thence, S. 13° 19' 38" W. a distance of 51.53' to a point in the centerline of Raiders Road;

thence, with the centerline of Raiders Road, the following 4 courses:

1. thence, S. 47° 02' 44" W. a distance of 132.92' to a point;
2. thence, S. 45° 43' 00" W. a distance of 23.60' to a point;
3. thence, S. 45° 43' 00" W. a distance of 50.00' to a point;
4. thence, S. 45° 43' 00" W. a distance of 19.69' to a point;

thence, through the property of John M. Hoover, DR 2253-368, the following 5 courses:

1. thence, N. 44° 45' 10" W. a distance of 33.94' to a $\frac{5}{8}$ " rebar set;
2. thence, N. 44° 45' 10" W. a distance of 110.84' to a $\frac{5}{8}$ " rebar set;
3. thence, N. 45° 14' 50" E. a distance of 21.58' to a point;
4. thence, N. 45° 14' 50" E. a distance of 50.00' to a $\frac{5}{8}$ " rebar set;
5. thence, N. 45° 14' 50" E. a distance of 180.90' to the TRUE POINT OF BEGINNING, containing 1.100 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.

ALSO Granting and reserving a 50' Right-of-Way for ingress and egress, to be maintained by the Grantee their heirs and assigns and being in Section 24, Third Quarter, Township 3 North, Range 9 West, United States Military Lands, in Township of Jackson, in the County of Muskingum, in the State of Ohio, conveyed to John M. Hoover, DR 2253-368 (part) and more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 17;

29-40-17-20-001 A
29-80-24-03-001 A

thence, with the South line of said Section 17, the following 2 courses:

1. thence, S. 89° 32' 46" E. a distance of 247.37' to a point;
2. thence, S. 89° 32' 46" E. a distance of 116.07' to a point;

thence, with the property line of Beagle Hill Holdings, LLC, DR 2470-518, the following 2 courses:

1. thence, S. 13° 19' 38" W. a distance of 75.85' to a point;
2. thence, S. 13° 19' 38" W. a distance of 51.53' to a point in the centerline of Raiders Road;

thence, with the centerline of Raiders Road, the following 2 courses:

1. thence, S. 47° 02' 44" W. a distance of 132.92' to a point;
2. thence, S. 45° 43' 00" W. a distance of 23.60' to a point, said point being the TRUE POINT OF BEGINNING;

thence, with the centerline of Raiders Road, S. 45° 43' 00" W. a distance of 50.00' to a point;

thence, through the property of John M. Hoover, DR 2253-368, the following 4 courses:

1. thence, N. 44° 00' 21" W. a distance of 144.96' to a point;
2. thence, N. 45° 14' 50" E. a distance of 50.00' to a 5/8" rebar set;
3. thence, S. 44° 00' 21" E. a distance of 112.62' to a 5/8" rebar set;
4. thence, S. 44° 00' 21" E. a distance of 32.75' TRUE POINT OF BEGINNING.

Bearings are based on DR 2253-368 and are for angular calculations only.

All 5/8" rebars set are 30" long with plastic cap marked "AMD 8050".

Pertinent Documents: Tax Map, all Deeds and Plats shown

Flood Plain Panel #390425 0025C Zone X

Surveys by: Stephen M. Bowman

DESCRIPTION
APPROVED

By: A. Swinehart 4/2/15
RCH

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on July 28, in the year of our Lord Two Thousand Fourteen.

OFFICE COPY
NOT RECORDABLE
7/28/14



4/2/15
Date

Fee Paid

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 Shown
Surveys by: Stephen M. Bowman
Bearings are based on
DR 2253-368 and are for
angular calculations only
FIRM# 390425 0025C ZONE X



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/2/15
Date Fee Paid

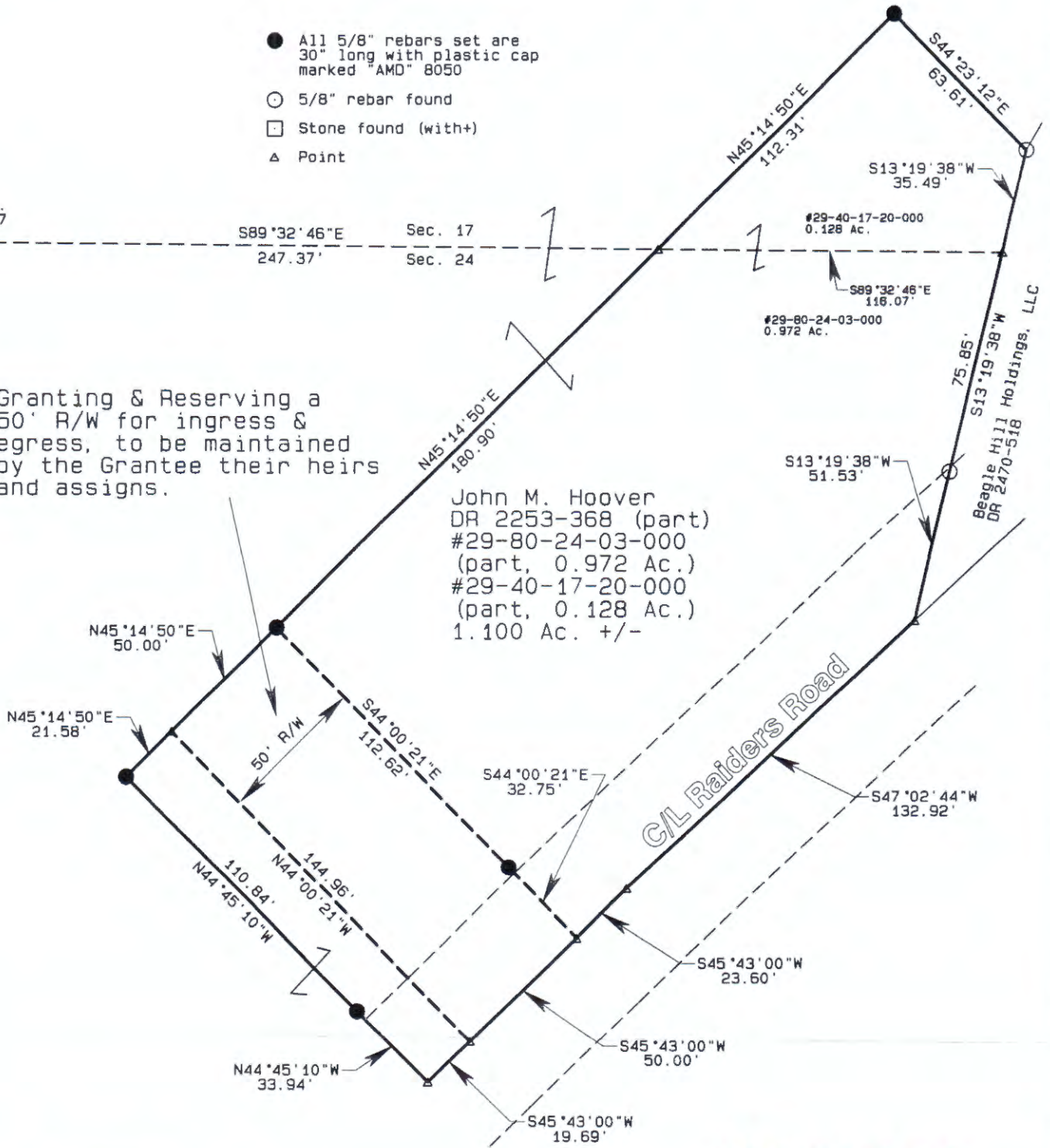
- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- 5/8" rebar found
- Stone found (with+)
- △ Point

SW Cor.
Sec. 17

S89°32'46"E Sec. 17
247.37' Sec. 24

Granting & Reserving a
50' R/W for ingress &
egress, to be maintained
by the Grantee their heirs
and assigns.

John M. Hoover
DR 2253-368 (part)
#29-80-24-03-000
(part, 0.972 Ac.)
#29-40-17-20-000
(part, 0.128 Ac.)
1.100 Ac. +/-



Approved For Transfer
On-Lot Sewage O.K.
Date 4/2/15
Matthew
Zanesville-Muskingum Co.
Health Department

OFFICE COPY
APPROVED
NOT RECORDABLE

John M. Hoover
DR 2253-368
1.100 Ac. +/- &
50' R/W
Sections 17 & 24
Third Qtr., T3N, R9W
United States Military Lands
Jackson Township
Muskingum County, Ohio
Date: July 28, 2014

OFFICE COPY
RECORDABLE
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"=50'

