

# ALAN DONAKER SURVEYING

**Alan Donaker, P.S.**

19849 TR 383

Walhonding, OH 43843

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T-3

Being 4.873 acres, more or less, in Smith's Addition to the Town of Dresden, Plat Book Y, page 513, the Hinds Addition, DR 3-98 and Out Lot 81, Plat Book AO, page 128, Township 3 North, Range 8 West, United States Military Lands, in the Village of Dresden, in the County of Muskingum, in the State of Ohio, conveyed to Judith Davis aka Judith K. Davis, DR 2339-915 (TOD) (part, T-4), Parcel No. 33-30-26-04-000 (part), and more particularly described as follows:

Commencing at a  $\frac{5}{8}$ " rebar found at the Northwest corner of Farm Lot 9, (K. pg. 623), in Jefferson Township, said rebar being the TRUE POINT OF BEGINNING:

thence, with the property line of John K. Inman and Roxanne M. Stafford, DR 1148-653 and the South line of Out Lot 81, Plat Book AO, page 128, N.  $88^{\circ} 20' 10''$  W. a distance of 355.13' to a  $\frac{5}{8}$ " rebar found on the East Right-of-Way line of State Road 60;

thence, with the East Right-of-Way line of State Road 60, the following 2 courses:

1. thence, with a curve to the left (non-tangent), the curve data for which is:  $D = 06^{\circ} 51' 53''$ ,  $R = 2029.86'$ ,  $L = 243.21'$ , Ch. B. N.  $07^{\circ} 52' 46''$  W., Ch. L. 243.06' to a  $\frac{5}{8}$ " rebar found;
2. thence, N.  $22^{\circ} 21' 08''$  W. a distance of 143.62' to a  $\frac{5}{8}$ " rebar set;

thence, through the property of Judith Davis aka Judith K. Davis, DR 2339-915 (TOD, T-4), the following 5 courses:

1. thence, with the South line of a Right-of-Way, N.  $68^{\circ} 11' 51''$  E. a distance of 45.27' to a  $\frac{5}{8}$ " rebar set;
2. thence, S.  $21^{\circ} 48' 09''$  E. a distance of 143.61' to a  $\frac{5}{8}$ " rebar set;
3. thence, N.  $68^{\circ} 11' 51''$  E. a distance of 297.00' to a  $\frac{5}{8}$ " rebar set;
4. thence, N.  $21^{\circ} 48' 09''$  W. a distance of 143.61' to a  $\frac{5}{8}$ " rebar set;
5. thence, N.  $68^{\circ} 11' 51''$  E. a distance of 179.28' to a  $\frac{5}{8}$ " rebar set;

thence, with the West line of the Abandoned Cincinnati and Muskingum Valley Railway Company, DR 54-510, (now used as Clay Street), with a curve to the right, the curve data for which is:  $D = 12^{\circ} 04' 47''$ ,  $R = 2845.93'$ ,  $L = 600.01'$ , Ch. B. S.  $13^{\circ} 18' 24''$  E., Ch. L. 598.90' to a  $\frac{5}{8}$ " rebar found;

thence, with the property line of John K. Inman and Roxanne M. Stafford, DR 1148-653 and the South line of Out Lot 81, Plat Book AO, page 128, N.  $88^{\circ} 20' 10''$  W. a distance of 179.24', to the TRUE POINT OF BEGINNING, containing 4.873 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Subject to an Easement to the State of Ohio, DR 577-733.

ALSO Granting and Reserving a Right-of-Way for Ingress, Egress and Utilities to be maintained in equal shares by the Grantor and Grantee their heirs and assigns over and upon a strip of ground, and described as follows, being 0.838 acres in Smith's Addition to the Town of Dresden, Plat Book Y, page 513, Township 3 North, Range 8 West, United States Military

Lands, in the Village of Dresden, in the County of Muskingum, in the State of Ohio, conveyed to Judith Davis aka Judith K. Davis, DR 2339-915 (TOD) (part, T-4 and part T-3), Parcel No. 33-30-26-04-000 (part, 0.696 acres), Parcel No. 33-30-26-03-000 (all, 0.018 acres), and Parcel No. 33-30-25-14-000 (all, 0.124 acres) and more particularly described as follows:

Commencing at a  $\frac{5}{8}$ " rebar found at the Northwest corner of Farm Lot 9, (K. pg. 623), in Jefferson Township;

thence, with the property line of John K. Inman and Roxanne M. Stafford, DR 1148-653 and the South line of Out Lot 81, Plat Book AO, page 128, N.  $88^{\circ} 20' 10''$  W. a distance of 355.13' to a  $\frac{5}{8}$ " rebar found on the East Right-of-Way line of State Road 60;

thence, with the East Right-of-Way line of State Road 60, the following 2 courses:

1. thence, with a curve to the left (non-tangent), the curve data for which is:  $D = 06^{\circ} 51' 53''$ ,  $R = 2029.86'$ ,  $L = 243.21'$ , Ch. B. N.  $07^{\circ} 52' 46''$  W., Ch. L. 243.06' to a  $\frac{5}{8}$ " rebar found;
2. thence, N.  $22^{\circ} 21' 08''$  W. a distance of 143.62' to a  $\frac{5}{8}$ " rebar set, said rebar being the TRUE POINT OF BEGINNING;

thence, continuing with the East Right-of-Way line of State Road 60, the following 2 courses:

1. thence, N.  $22^{\circ} 21' 08''$  W. a distance of 271.21' to a  $\frac{5}{8}$ " rebar found;
2. thence, N.  $68^{\circ} 11' 51''$  E. a distance of 47.87' to a  $\frac{5}{8}$ " rebar set;

thence, with the property line of Jerry and Christy Hahn, DR 1878-518 and the West line of Lot 13, Smith's Addition to the Town of Dresden, Plat Book Y, page 513, S.  $21^{\circ} 48' 09''$  E. a distance of 114.20' to a  $\frac{5}{8}$ " rebar found;

thence, through the property of Judith Davis aka Judith K. Davis, DR 2339-915 (TOD, T-4), the following 2 courses:

1. thence, S.  $21^{\circ} 48' 09''$  E. a distance of 107.00' to a  $\frac{5}{8}$ " rebar set;
2. thence, N.  $68^{\circ} 11' 51''$  E. a distance of 477.98' to a  $\frac{5}{8}$ " rebar set;

thence, with the West line of the Abandoned Cincinnati and Muskingum Valley Railway Company, DR 54-510, (now used as Clay Street), with a curve to the right, the curve data for which is:  $D = 01^{\circ} 00' 26''$ ,  $R = 2845.93'$ ,  $L = 50.03'$ , Ch. B. S.  $19^{\circ} 51' 01''$  E., Ch. L. 50.03' to a  $\frac{5}{8}$ " rebar set;

thence, through the property of Judith Davis aka Judith K. Davis, DR 2339-915 (TOD, T-4), the following 3 courses:

1. thence, S.  $68^{\circ} 11' 51''$  W. a distance of 179.28' to a  $\frac{5}{8}$ " rebar set;
2. thence, S.  $68^{\circ} 11' 51''$  W. a distance of 297.00' to a  $\frac{5}{8}$ " rebar set;
3. thence, S.  $68^{\circ} 11' 51''$  W. a distance of 45.27' to the TRUE POINT OF BEGINNING, containing 0.838 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on DR 2339-915 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, all Deeds and Plats shown.

Surveys by: Richard Max Graves, Stephen M. Bowman, Thomas A. Rager

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on December 18 in the year of our Lord Two Thousand Twelve.

**OFFICE COPY**  
**NOT RECORDABLE**

DESCRIPTION

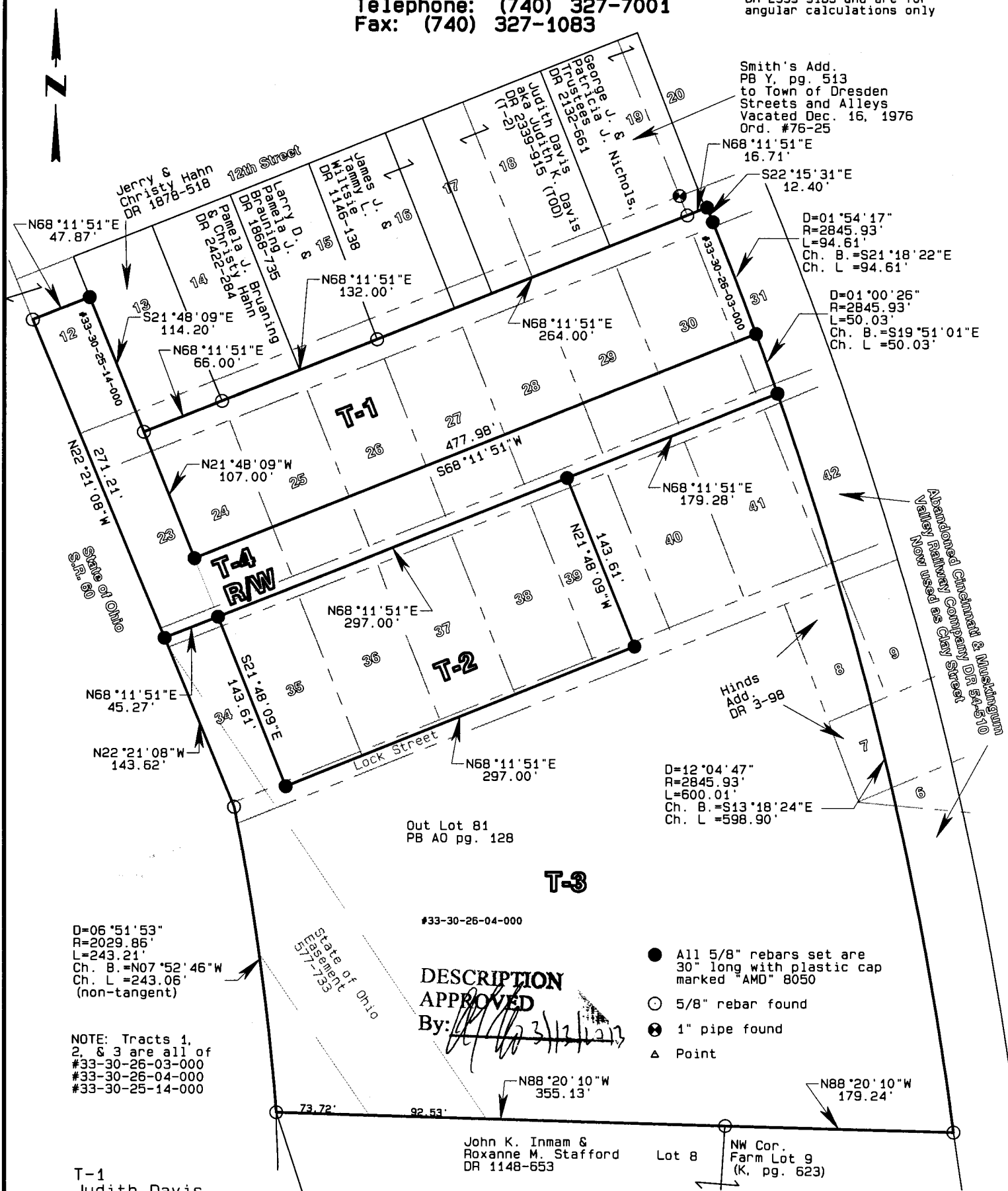
APPROVED

By: *[Signature]* 3/13/2013

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: Richard Max Graves,  
 Stephen M. Bowman, Thomas A. Rager  
 Bearings are based on  
 DR 2339-915 and are for  
 angular calculations only



**DESCRIPTION APPROVED**  
 By: *[Signature]*

- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- 5/8" rebar found
- ⊗ 1" pipe found
- △ Point

D=06°51'53"  
 R=2029.86'  
 L=243.21'  
 Ch. B.=N07°52'46"W  
 Ch. L.=243.06'  
 (non-tangent)

NOTE: Tracts 1, 2, & 3 are all of #33-30-26-03-000 #33-30-26-04-000 #33-30-25-14-000

**T-1**  
 Judith Davis  
 aka Judith K. Davis  
 DR 2339-915 (TOD) (part, T-4, part, T-3)  
 #33-30-26-04-000 (part, 1.135 Ac.)  
 #33-30-26-03-000 (all, 0.041 Ac.)  
 1.176 Ac.+/- TOTAL

**T-2**  
 Judith Davis  
 aka Judith K. Davis  
 DR 2339-915 (TOD) (part, T-4)  
 #33-30-26-04-000 (part)  
 0.979 Ac.

**T-3**  
 Judith Davis  
 aka Judith K. Davis  
 DR 2339-915 (TOD) (part, T-4)  
 #33-30-26-04-000 (part)

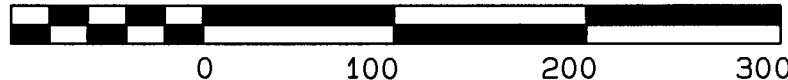
John K. Innam & Roxanne M. Stafford  
 DR 1148-653

**T-4**  
 Right-of-Way for ingress, egress & Utilities (To be maintained by the Grantor & Grantee their heirs and assigns in equal shares)  
 Judith Davis aka Judith K. Davis  
 DR 2339-915 (TOD) (part, T-4, part, T-3)  
 #33-30-26-04-000 (part, 0.696 Ac.)  
 #33-30-26-03-000 (part, 0.018 Ac.)  
 #33-30-25-14-000 (all, 0.124 Ac.)  
 0.838 Ac.+/- TOTAL

Judith Davis aka Judith K. Davis  
 DR 2339-915 (TOD)  
 3 tracts & R/W  
 part of Smith's Add. (PB Y, pg. 513), part of Hinds Add. (DR 3-98) & part of Out Lot 81, (P.B. AO, pg. 128) all in the Village of Dresden, T3N, R8W  
 United States Military Lands  
 Muskingum County, Ohio  
 Date: December, 18, 2012



GRAPHIC SCALE 1"=100'



**OFFICE COPY NOT RECORDABLE**

I, Alan Donaker, S.S. 8050, hereby certify that this plat is a true and correct boundary survey pursuant to Chapter 173, Ohio Administrative Code and to be correct to the best of my knowledge and belief.