

ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

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T-1.

Being 1.176 acres, more or less, 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, 1.135 acres) and Parcel No. 33-30-26-03-000 (all, 0.041 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 4 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;
3. thence, N. $22^{\circ} 21' 08''$ W. a distance of 271.21' to a $\frac{5}{8}$ " rebar found;
4. 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, said rebar being the TRUE POINT OF BEGINNING:

thence, with the property lines of Jerry and Christy Hahn, DR 1878-518, and the centerline of a vacated alley, ordinance #76-25, N. $68^{\circ} 11' 51''$ E. a distance of 66.00' to a $\frac{5}{8}$ " rebar found;

thence, with the property lines of Pamela J. Brauning and Christy Hahn, DR 2422-284 and Larry D. and Pamela J. Brauning, DR 1868-735, and the centerline of a vacated alley, ordinance #76-25, N. $68^{\circ} 11' 51''$ E. a distance of 132.00' to a $\frac{5}{8}$ " rebar found;

thence, with the property lines of James J. and Tammy L. Wiltsie, DR 1146-138, Judith Davis aka Judith K. Davis, DR 2339-915 (TOD, T-2) and George J. and Patricia J. Nichols, Trustees, DR 2132-661 and the centerline of a vacated alley, ordinance #76-25, N. $68^{\circ} 11' 51''$ E. a distance of 264.00' to a $\frac{5}{8}$ " rebar found;

thence, with the property line of George J. and Patricia J. Nichols, Trustees, DR 2132-661 and the centerline of a vacated alley, ordinance #76-25, N. $68^{\circ} 11' 51''$ E. a distance of 16.71' 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) the following 2 courses:

1. thence, S. $22^{\circ} 15' 31''$ E. a distance of 12.40' to a $\frac{5}{8}$ " rebar set;
2. thence, with a curve to the right, the curve data for which is: $D = 01^{\circ} 54' 17''$, $R = 2845.93'$, $L = 94.61'$, Ch. B. S. $21^{\circ} 18' 22''$ E., Ch. L. 94.61' 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 2 courses:

1. thence, S. 68° 11' 51" W. a distance of 477.98' to a 5/8" rebar set;
2. thence, N. 21° 48' 09" W. a distance of 107.00' to the TRUE POINT OF BEGINNING, containing 1.176 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

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 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° 20' 10" W. a distance of 355.13' to a 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° 51' 53", R = 2029.86', L = 243.21', Ch. B. N. 07° 52' 46" W., Ch. L. 243.06' to a 5/8" rebar found;
2. thence, N. 22° 21' 08" W. a distance of 143.62' to a 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° 21' 08" W. a distance of 271.21' to a 5/8" rebar found;
2. thence, N. 68° 11' 51" E. a distance of 47.87' to a 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° 48' 09" E. a distance of 114.20' to a 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° 48' 09" E. a distance of 107.00' to a 5/8" rebar set;
2. thence, N. 68° 11' 51" E. a distance of 477.98' to a 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° 00' 26", R = 2845.93', L = 50.03', Ch. B. S. 19° 51' 01" E., Ch. L. 50.03' to a 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° 11' 51" W. a distance of 179.28' to a 5/8" rebar set;
2. thence, S. 68° 11' 51" W. a distance of 297.00' to a 5/8" rebar set;
3. thence, S. 68° 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 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.

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NOT RECORDABLE**

DESCRIPTION
APPROVED

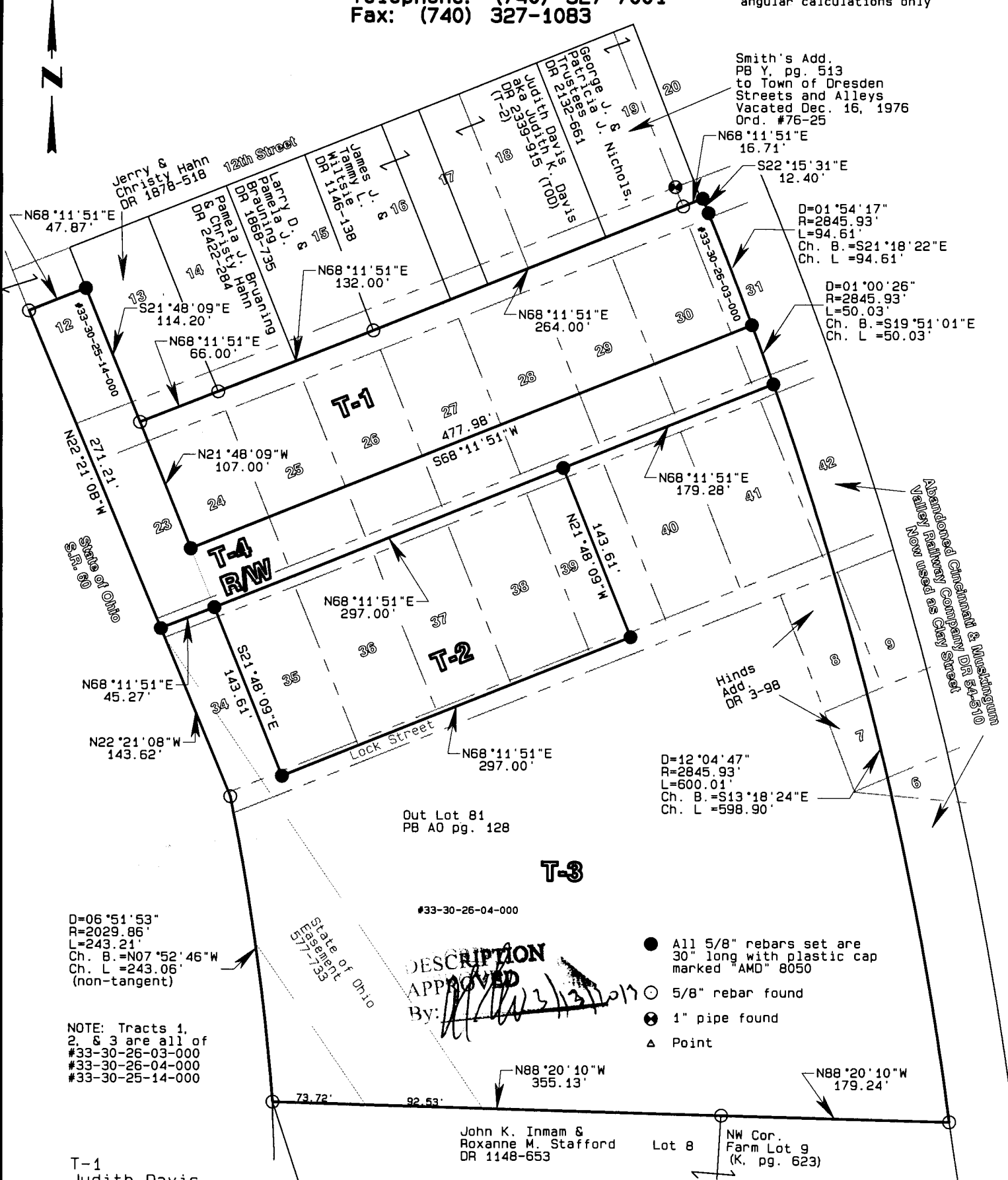
By: *[Signature]* 3/12/2013



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 2339-9185 and are for
 angular calculations only



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

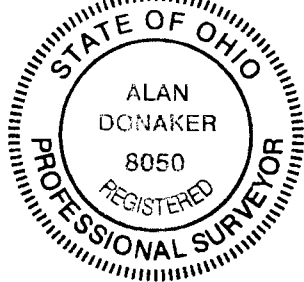
T-1
 Judith Davis
 aka Judith K. Davis
 DR 2339-915 (TOD) (part, T-4, part, T-3)
 #33-30-26-04-000 (part, 1.135 Ac.)
 #33-30-26-03-000 (all, 0.041 Ac.)
 1.176 Ac. +/- TOTAL

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)

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

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



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

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I, Alan Donaker, P.S. 8050, do 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" = 100'

