

727 Cambridge Road  
Coshacton, Ohio 43812

**LANDMARK SURVEYS**

EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

ELMER FRAME, Jr. 137.445 Acres

Being 137.445 acres, more or less, ( after exception of 0.138 acre, Steel Catholic Cemetery, Right Reverend John B. Purcell, Catholic Bishop of Cincinnati, 10/153 ), (38.764 acres, all of parcel 38-70-21-05), (4.001 acres, all of parcel 38-70-21-04), (94.680 acres, all of parcel 38-70-21-08), in the northwest quarter of section 21, in the fourth quarter of township 3 north, range 7 west, United States Military Lands, in the township of Madison, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a 5/8" steel pin set at the southwest corner of the northwest quarter of section 21, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, with the section line the following 3 courses:

1. thence, N.00°21'57"W. 1327.00' to a point;
2. thence, continuing N.00°21'57"W. 243.00' to a 5/8" steel pin set;
3. thence, continuing N.00°21'57"W. 28.02' to a point in Prospect Church Road, C.R. 98;

thence, with Prospect Church Road, C.R. 98, the following 2 courses:

1. thence, N.79°32'20"E. 752.50' to a point;
2. thence, N.69°23'34"E. 678.20' to a point;

thence, with the north & south eighth line of the northwest quarter of section 21 the following 2 courses:

1. thence, N.00°50'04"W. 33.25' to a 5/8" steel pin set;
2. thence, continuing N.00°50'04"W. 670.19' to a 5/8" steel pin set;

thence, with the section line, the following 3 courses:

1. thence, N.89°03'00"E. 1321.56' to a 5/8" steel pin set;
2. thence, S.89°50'59"E. 216.64' to a 5/8" steel pin set;
3. thence, continuing S.89°50'59"E. 35.00' to a point in Steel Hill Road, C.R. 114;

thence, with Steel Hill Road, C.R. 114, the following 10 courses:

1. thence, S.11°00'00"E. 222.42' to a point;
2. thence, S.10°30'00"W. 229.68' to a point;
3. thence, S.31°00'00"W. 489.72' to a point;
4. thence, with the north & south quarterline, S.00°00'00"W (south) 32.35' to a point;
5. thence, S.36°00'00"W. 165.00' to a 5/8" steel pin set;
6. thence, S.30°00'00"W. 247.50' to a 5/8" steel pin set;
7. thence, S.11°01'12"E. 101.73' to a point;
8. thence, with the east & west eighth line, S.89°22'38"W. 17.16' to a 5/8" steel pin set;
9. thence, S.37°56'59"E. 355.22' to a point;
10. thence, with the north & south quarterline, S.00°00'00"W (south) 1059.97' to a point;

thence, with the east & west quarterline the following 2 courses:

1. thence, S.89°42'24"W. 17.52' to a 5/8" steel pin set;
2. thence, continuing S.89°42'24"W. 2658.24' to the TRUE POINT OF BEGINNING, containing 137.583 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.

EXCEPTION: STEEL CATHOLIC CEMETERY;

Excepting 0.138 acres, more or less, NO PARCEL NUMBER, and being the same premises as conveyed to the Right Reverend John B. Purcell, Catholic Bishop of Cincinnati, 10/153, in the northwest quarter of section 21, in the fourth quarter of township 3 north, range 7 west, United States Military Lands, in the township of Madison, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

continued

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continued

Commencing at the northeast corner of the south half of the northwest quarter of section 21;

thence, with the east & west eighth line, S.89°22'38"W. 502.72', more or less, to a point, said point being the TRUE POINT OF BEGINNING;

thence, continuing with the east & west eighth line, S.89°22'38"W. 66.00' to a point;

thence, N.00°37'22"W. 90.75' to a point;

thence, N.89°22'38"E. 66.00' to a point in Prospect Church Road, C.R. 98;

thence, S.00°37'22"E. 90.75' to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, (the area as described generally encompasses the visible markers, the exact property lines need to be established by a property line agreement, dimensions are of record), including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

TOTAL ACREAGE CONVEYED: 137.445 acres, more or less.

Bearings are based on Deed Book 695, page 346, and are for angular calculations only. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 38-70, 38-40; deeds: 695/346, 718/216, 718/227, 718/245, 1046/217, 718/236, 718/140, 906/301, 10/153, 34/569, 409/109.

Prior deed: 695/346, 409/109, (please insert volume & page of quit claim from Tri-Valley School Board to heirs of Elmer Frame, Jr.)

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. L. Hamble*  
2-16-92

**OFFICE COPY  
NOT RECORDABLE**

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

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Coshocton, Ohio 43812

# LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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

38-70-21-08  
3570 PROSPECT CHURCH RD

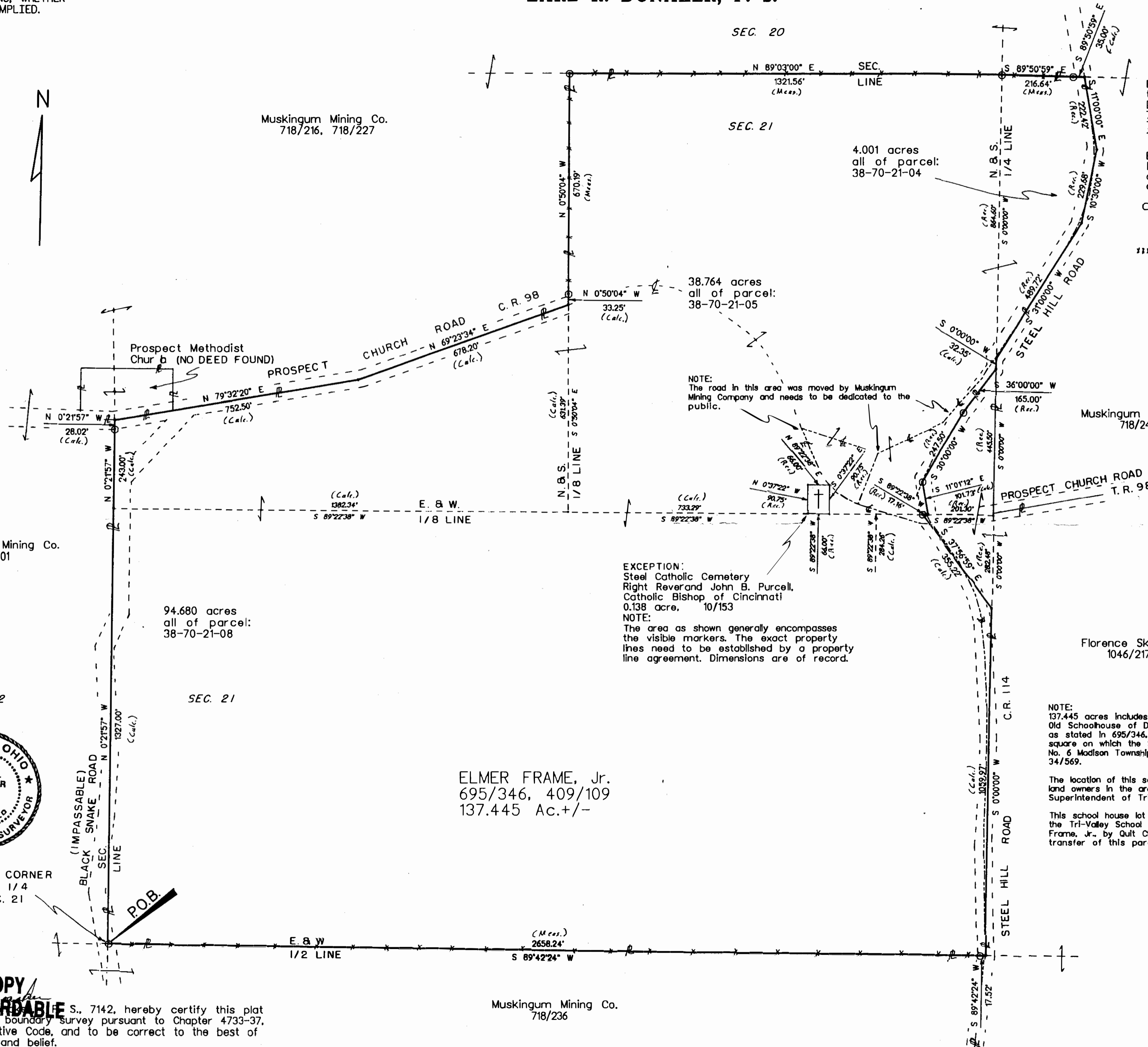
SCALE: 1"=200'  
ORIGINAL PLAT 18X24

Pertinent documents:  
tax maps: 38-70, 38-40;  
Deeds: 695/346, 718/216,  
718/227, 718/245, 1046/217,  
718/236, 718/140, 906/301,  
10/153, 34/569, 409/109;

Bearings are based on  
D.B. 695, pg. 346 and  
are for angular  
calculations only.

O = All 5/8" steel pins set  
are 30" long with plastic  
cap marked "ERD 7142"

--- = FENCE LINE



Muskingum Mining Co.  
718/216, 718/227

4.001 acres  
all of parcel:  
38-70-21-04

38.764 acres  
all of parcel:  
38-70-21-05

Prospect Methodist  
Church (NO DEED FOUND)

NOTE:  
The road in this area was moved by Muskingum  
Mining Company and needs to be dedicated to the  
public.

Muskingum Mining Co.  
718/245

Muskingum Mining Co.  
906/301

94.680 acres  
all of parcel:  
38-70-21-08

EXCEPTION:  
Steel Catholic Cemetery  
Right Reverend John B. Purcell,  
Catholic Bishop of Cincinnati  
0.138 acre, 10/153

NOTE:  
The area as shown generally encompasses  
the visible markers. The exact property  
lines need to be established by a property  
line agreement. Dimensions are of record.

Florence Skaggs  
1046/217

NOTE:  
137.445 acres includes, "the ground upon which the  
Old Schoolhouse of District No. 6 stood (in 1910),  
as stated in 695/346, and being " thirty feet  
square on which the School House of Sub District  
No. 6 Madison Township now stands" as stated in  
34/569.

The location of this school house was not known by  
land owners in the area, nor by Mr. Dean Sarbaugh,  
Superintendent of Tri-Valley Schools.

This school house lot is to be transferred from  
the Tri-Valley School Board to the heirs of Elmer  
Frame, Jr., by Quit Claim deed prior to the  
transfer of this parcel.

ELMER FRAME, Jr.  
695/346, 409/109  
137.445 Ac.+/-

Muskingum Mining Co.  
718/236



OFFICE COPY  
NOT RECORDABLE

Earl R. Donaker, S. 7142, 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.

ELMER FRAME, Jr.
695/346 ACRES+/-: 137.445
SECTION: 21
4 QUARTER, T. 3 N., R. 7 W.,
UNITED STATES MILITARY LANDS,
TOWNSHIP: MUSKINGUM
COUNTY: MADISON, OHIO
Date: FEBRUARY, 1992

Remove not the old landmark Proverbs