

44-02-15-06  
5200 FAWN DR

# LANDMARK SURVEYS

EARL R. DONAKER, P.S.

27 Cambridge Road  
Coshocton, Ohio 43812

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

DANIEL A. & SUELLA M. PIEPER 165.478 Acres

Being 165.478 acres, more or less, all of parcels: 44-12-03-03, 81.700 acres in Lot 26 in the third quarter of township 2 north, range 8 west; 44-02-15-06, 64.263 acres ~~and 44-02-15-06~~, 16.661 acres in section 15; 44-02-14-05, 2.854 acres in section 14, in the second quarter of township 2 north, range 8 west, United States Military Lands, in the township of Muskingum, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an USA monument found at the southeast corner of lot 26, said USA monument found being the TRUE POINT OF BEGINNING;

thence, along the south line of lot 26, N.87°37'00"W. 389.08' to a point, said point bearing S.87°37'00"E. 8.19' from a USA monument found;

thence, along the property line of the USA, K-1103, 499-405, the following 21 courses;

1. thence, N.37°27'00"E. 50.89' to a point;
2. thence, N.09°22'00"W. 307.00' to a point;
3. thence, N.60°46'00"W. 125.00' to a point;
4. thence, N.29°14'00"W. 193.00' to a point;
5. thence, N.49°26'00"W. 183.00' to a point;
6. thence, N.00°00'00"W. 101.00' to a point;
7. thence, N.07°52'00"W. 358.00' to a point;
8. thence, N.62°15'00"W. 174.00' to a point;
9. thence, S.75°18'00"W. 322.00' to a point;
10. thence, S.19°25'00"E. 215.00' to a point;
11. thence, S.17°44'00"W. 208.00' to a point;
12. thence, S.14°03'00"E. 70.00' to a point;
13. thence, S.53°25'00"W. 82.00' to a point;
14. thence, S.80°11'00"E. 135.00' to a point;
15. thence, S.37°11'00"E. 73.00' to a point;
16. thence, S.09°38'00"W. 167.00' to a point;
17. thence, S.32°34'00"E. 98.00' to a point;
18. thence, S.02°04'00"W. 139.00' to a point;
19. thence, S.54°15'00"W. 31.00' to a point;
20. thence, S.76°08'00"E. 79.00' to a point;
21. thence, S.36°52'00"E. 125.00' to a USA monument found;

thence, along the south line of lot 26, N.87°37'00"W. 648.70' to a point in Creamery Road;

thence, along the west line of lot 26 the following 2 courses:

1. thence, N.02°27'00"E. 1306.00' to a 5/8" steel pin set;
2. thence, continuing N.02°27'00"E. 1274.40' to a 5/8" steel pin set;

thence, along the property line of Evelyn L. Pieper, 1032-529 the following 7 courses:

1. thence, S.88°05'02"E. 139.03' to 5/8" steel pin set;
2. thence, N.02°39'08"E. 1683.09' to 5/8" steel pin set;
3. thence, S.87°37'40"E. 882.30' to 5/8" steel pin set;
4. thence, N.02°39'08"E. 348.65' to 5/8" steel pin set;
5. thence, S.87°37'40"E. 66.00' to 5/8" steel pin set;
6. thence, N.02°39'08"E. 605.35' to 5/8" steel pin set;
7. thence, continuing N.02°39'08"E. 20.00' to a point in Prior Road;

thence, along the south line of section 6, S.87°37'40"E. 721.50' to a 5/8" rebar found;

thence, along the south line of section 7, S.88°03'57"E. 478.80' to a 5/8" steel pin set;

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thence, along the property line of Suzanne B. Brauning, 1033-73, the following 2 courses:

1. thence, S.02°39'08"W. 16.50' to a 5/8" steel pin set;

2. thence, S.46°50'53"W. 686.78' to a 5/8" steel pin set;

thence, along the east line of section 15, S.02°39'08"W. 2140.91' to a point ( a 5/8" steel pin set for reference, S. 0.64', W. 0.55');

thence, along the north line of lot 25, N.88°05'02"W. 176.48' to a 5/8" steel pin set;

thence, along the east line of lot 26. S.02°28'22"W. 2593.71' to the TRUE POINT OF BEGINNING, containing 165.478 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 as an appurtenance to said real estate a right of way with gates therein, as at present traveled, running from said real estate (about the center of the East line " { lot 26 } " in a southeasterly direction running through lot Number Twenty-five (25) in said Quarter township to the public road, leading from Dresden to Pleasant Valley)" as recorded in 1056-128.

Bearings are based on Deed Book 499, page 405, S.87°37'00"E. and are for angular calculations only, TRACT#: K-11103. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps: 44-01, 44-02; deeds: 1056-128, 920-164, 298-427, 1033-73, 1032-529, 503-540, 522-700, 488-524, 680-233, 1013-465, 886-323, 578-270, 499-405; surveys by: Loren Camp, R.L. Danlele, W.J. Biedenbach, Richard M. Graves.

Prior deed: 1056-128.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY At. S. H.

4-25-95

OFFICE COPY  
NOT RECORDABLE

727 Cambridge Road  
Coshocton, Ohio 43812

# LANDMARK SURVEYS

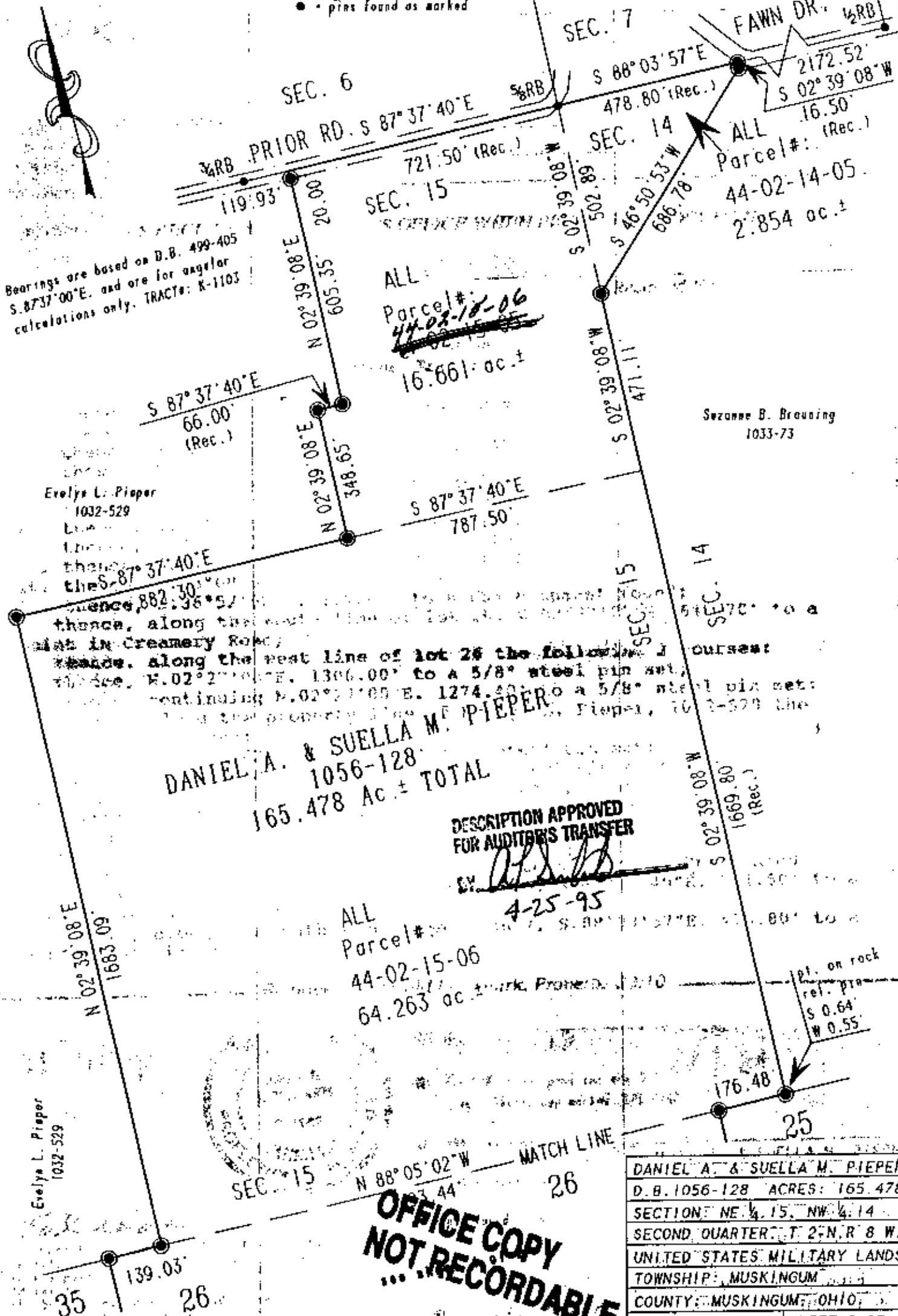
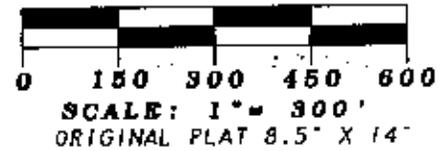
EARL R. DONAKER, P.S.

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

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

● All 5/8" steel pins set are 30"  
long, plastic cap marked "ERD 7142"

● pins found as marked



Bearings are based on D.B. 499-405  
S. 87° 37' 00" E. and are for angular  
calculations only. TRACTS: K-1103

Evelyn L. Pieper  
1032-529

Sezonee B. Brauning  
1033-73

therefore, the S. 87° 37' 40" E  
distance, 882.30' ±

thence, along the west line of lot 26 the following courses:

thence, along the west line of lot 26 the following courses:  
1. S. 02° 21' 00" E. 1306.00' to a 5/8" steel pin set,  
continuing S. 02° 21' 00" E. 1274.50' to a 5/8" steel pin set;  
2. along the property line of Pieper, 1032-529 the

**DANIEL A. & SUELLA M. PIEPER**  
1056-128  
165.478 Ac ± TOTAL

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BY *[Signature]*  
4-25-95

ALL  
Parcel#  
44-02-15-06  
64.263 ac ±

DANIEL A. & SUELLA M. PIEPER	
D.B. 1056-128 ACRES: 165.478	
SECTION: NE 1/4 15, NW 1/4 14	
SECOND QUARTER, T. 2 N. R. 8 W.	
UNITED STATES MILITARY LANDS	
TOWNSHIP: MUSKINGUM	
COUNTY: MUSKINGUM, OHIO	
DATE: APRIL, 1995	SHEET: 2 OF 2

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NOT RECORDABLE**

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