

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

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

JAY & TINA RATLIFF 0.908 Acres

Being 0.908 acres, more or less {0.809 acre, part of parcel: 66-23-01-40, in the southwest quarter of section 2 and 0.099 acre, part of parcel: 66-23-01-58 in the northwest quarter of section 9} in the first quarter of township 1 north, range 5 west, United States Military Lands, in the township of Union, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1 1/2" pipe found at the northwest corner of the northwest quarter of section 9, thence, along the section line and along the property line of David L. & Joan B. Quinn, 544-127, S.80°02'58"E. 845.42' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing along the property line of David L. & Joan B. Quinn, 544-127, N.08°40'34"E. 162.00' to a 5/8" steel pin set;

thence, through the property of Jay & Tina Ratliffe, 933-242 & 956-202, the following 4 courses:

1. thence, S.80°02'58"E. 200.00' to a 5/8" steel pin set;
2. thence, S.02°30'11"E. 165.90' to a 5/8" steel pin set;
3. thence, N.80°02'58"W. 114.63' to a 5/8" steel pin set;
4. thence, S.00°58'30"E. 212.22' to a 5/8" steel pin set;

thence, along the north line of Mabel D. Tavenner Memorial Boulevard, S.84°23'00"W. 20.07' to an 1/2" pipe found;

thence, along the property line of Martha Cole, 1098-402, the following 3 courses:

1. thence, N.00°58'30"W. 206.63' to an 1/2" pipe found;
2. thence, continuing N.00°58'30"W. 11.08' to an 1/2" pipe found;
3. thence, N.80°02'58"W. 100.00' to the TRUE POINT OF BEGINNING, containing 0.908 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

20' EASEMENT RESERVATION

Reserving for the grantor, grantor's heirs and assigns, a 20' non-exclusive easement for ingress, egress and regress to and from Mabel D. Tavenner Memorial Boulevard to the grantor's remaining property, said easement being further described as follows:

Commencing at an 1 1/2" pipe found at the northwest corner of the northwest quarter of section 9, thence, along the section line the following 2 courses:

1. thence, along the property line of David L. & Joan B. Quinn, 544-127, S.80°02'58"E. 845.42' to a 5/8" steel pin set;
2. thence, along the property line of Martha Cole, 1098-402 and continuing S.80°02'58"E. 100.00' to an 1/2" pipe found, said 1/2" pipe found being the TRUE POINT OF BEGINNING of the easement;

thence, through the property of Jay & Tina Ratliffe, 933-242 & 956-202, the following 2 courses:

1. thence, continuing S.80°02'58"E. 20.37' to a 5/8" steel pin set;
2. thence, S.00°58'30"E. 212.22' to a 5/8" steel pin set;

thence, along the north line of Mabel D. Tavenner Memorial Boulevard, S.84°23'00"W. 20.07' to an 1/2" pipe found;

thence, along the property line of Martha Cole, 1098-402, the following 2 courses:

1. thence, N.00°58'30"W. 206.63' to an 1/2" pipe found;
2. thence, continuing N.00°58'30"W. 11.08' to the TRUE POINT OF BEGINNING of the easement.

Bearings are based on D.B. 1098-402 and are for angular calculations only.

Pertinent documents: tax maps; deeds: 956-202, 933-242, 952-56, 1034-592, 544-127, 876-329, 1120-221, 1098-402; surveys by: Jerry Lee Gamble, Raymond M. Roberts.

Prior deed: 933-242, 956-202 and conveyance of 0.076 acres, parcel 66-23-01-43 from L.E. Tavenner to Jay & Tina Ratliffe.

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

**OFFICE COPY
NOT RECORDABLE**

RECEIVED
PLAT
8-5-96

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
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0 50 100 150 200
SCALE: 1" = 100'
ORIGINAL PLAT 8.5" X 14"

NOTE:

All bearings & distances between
monumentation were measured.

Bearings are based on D.B. 1098-402
N.00°58'30"E. and are for angular
calculations only.

[Signature]
8-5-96

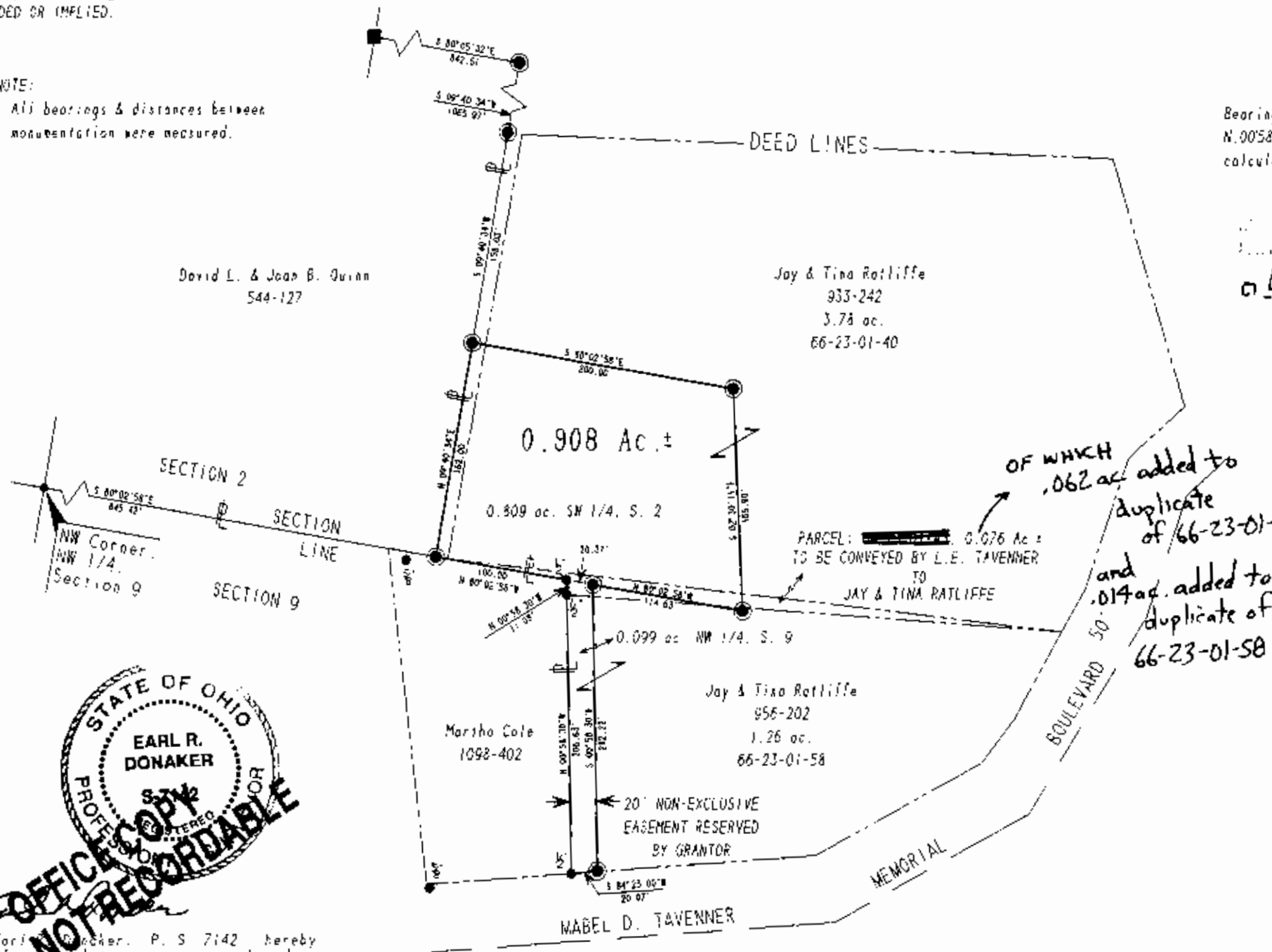
- - All 5/8" steel pins set are 30"
long, plastic cap marked "ERD 7142"
- - rebars found as marked
- - stone found
- - 1 1/2" pipe found

Pertinent documents: Tax maps:

Deeds: 956-202, 933-242, 952-56
1034-592, 544-127, 878-329
1120-221, 1098-402

Surveys by: Jerry Lee Gamble
Raymond M. Roberts

JAY & TINA RATLIFF
ACRES: 0.908
SECTION: 2 & 9
FIRST QUARTER, T 1 N, R 5 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: UNION
COUNTY: MUSKINGUM, OHIO
DATE: JULY, 1996



I, Earl R. Donaker, P.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.

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