

1 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

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42-70-03-02 P.S.
N/A

Hiram L. & Helen V. Mercer 7.292 Acres HM073897

Being 7.292 acres, more or less (4.738 acres part of # 42-70-03-02, in lot 35) (2.554 acres part of # 42-70-03-01, in lot 30) in the third quarter of township 3 north, range 5 west, United States Military Lands, in the township of Monroe, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a 5/8" steel pin found at the northeast corner of lot 35, said 5/8" steel pin found being the TRUE POINT OF BEGINNING;

thence, through the property of Hiram L. & Helen V. Mercer, 1086/458, the following 3 courses:

1. thence, S.23°25'24"E. 726.25' to a 5/8" steel pin set;
2. thence, S.23°25'24"E. 21.77' to a point;
3. thence, S.89°50'58"W. 342.33' to a point in the centerline of Mercer Road, CR 103;

thence with the property line of Duane F. & Teresa B. Derwacter, 1063/341, and along the centerline of Mercer Road, CR 103 the following 6 courses:

1. thence, N.38°31'11"W. 25.51' to a point;
2. thence, continuing N.38°31'11"W. 3.61' to a point;
3. thence, N.43°49'28"W. 120.46' to a point;
4. thence, N.40°07'58"W. 97.10' to a point;
5. thence, N.39°10'42"W. 147.70' to a point;
6. thence, N.32°54'47"W. 457.91' to a point;

thence, along the centerline of Adamsville Road, SR 93 and continuing with the property line of Duane F. & Teresa B. Derwacter, 1063/341, N.55°25'22"E. 19.94' to a point on the lot line;

thence, along the lot line (lots 35 & 36) the following 2 courses:

1. thence, S.88°14'40"E. 59.80' to a 5/8" steel pin found;
2. thence, continuing S.88°14'40"E. 462.78' to the TRUE POINT OF BEGINNING, containing 7.292 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.

40' NON-EXCLUSIVE EASEMENT

Granting to the Grantee, Grantee's heirs and assigns and reserving for the Grantor, Grantor's heirs and assigns, a 40' non-exclusive easement along the present drive, for ingress, egress and regress to and from Mercer Road, CR103 to the above described 7.292 acre tract and being more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of lot 35;

thence, through the property of Hiram L. & Helen V. Mercer, 1086/459, S.23°25'24"E. 726.25' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING OF THE EASEMENT;

thence, continuing through the property of Hiram L. & Helen V. Mercer, 1086/459, the following 3 courses:

1. thence, continuing S.23°25'24"E. 21.77' to a point;
2. thence, continuing S.23°25'24"E. 21.77' to a point;
3. thence, S.89°50'58"W. 335.10' to a point in the centerline of Mercer Road, CR 103;

thence, along the centerline of Mercer Road, CR 103 the following 2 courses:

1. thence, N.38°31'11"W. 25.51' to a point;
2. thence, continuing N.38°31'11"W. 25.51' to a point;

thence, through the property of Hiram L. & Helen V. Mercer, 1086/459, the following 2 courses:

1. thence, N.89°50'58"E. 35.30' to a 5/8" steel pin set;
2. thence, continuing N.89°50'58"E. 314.26' to the TRUE POINT OF BEGINNING OF THE EASEMENT.

Bearings are based on D.B. 1073/618, S.88°14'40"E. and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1073/618, 1086/459, 1063/341; surveys by: W.J. Biedenbach, Earl R. Donaker.

Prior deed: 1086/459.

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

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY RLS:JH
4-22-97

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