

44-58-01-14-001

1040 ELLIS DAM RD

127 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

W L & ASSOCIATES

23 306 Acres

Being 23 306 acres, more or less, part of parcel 44-44-58-01-14, in the third quarter, of township 2 north, range 7 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:

The following 4 courses of the tie line reflect the record bearings, distance and information from Deeds: 986/104 and 1024/516; and the plats thereof; Bearing equation: $N.58^{\circ}54'09''W$ equals $N.60^{\circ}08'34''W$;

Commencing at monument #1 on a plat recorded in Deed book 482, Page 458 showing the Ellis Dam Properties;

1. thence, along the north line of Tract Number 1 A and said line extended, $N.58^{\circ}54'09''W$ 1381.75' to an iron pin;
2. thence, with the property line of Tom E. & Kathy D. Robinson, 986/104, $N.43^{\circ}58'51''E$ 6 60' to a point;
3. thence, continuing with the property line of Tom E. & Kathy D. Robinson, 986/104, $N.58^{\circ}54'09''W$ 220 00' to a point;
4. thence, with the property line of W.L. & Associates, 1062/181, $N.58^{\circ}39'18''W$ 386 22' to a railroad spike found;

PARAGRAPH A

the following 3 courses are also the north and west line of a non-exclusive 25' right-of-way as granted below:

1. thence, with the property line of Donald D. Bay and Connie I. Strain, 1024/516, $S.70^{\circ}46'22''W$ 534 26' to a 5/8" rebar found;
2. thence, through the property of W.L. & Associates, 1062/181, $S.44^{\circ}43'35''W$ 94 96' to a 5/8" steel pin set;
3. thence, continuing through the property of W.L. & Associates, 1062/181, $S.30^{\circ}21'20''W$ 1119.80' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing through the property of W.L. & Associates, 1062/181, the following 2 courses:

1. thence, $S.59^{\circ}15'15''E$ 202 43' to a 5/8" steel pin set;
2. thence, continuing $S.59^{\circ}15'15''E$ 340 66' to a 5/8" steel pin set;

PARAGRAPH B

the following 6 courses are also the north and west line of a non-exclusive 25' right-of-way as granted below: thence, continuing through the property of W.L. & Associates, 1062/181;

1. thence, $S.43^{\circ}42'57''W$ 394 41' to a 5/8" steel pin set;
2. thence, $S.45^{\circ}46'04''W$ 621 41' to a 5/8" steel pin set;
3. thence, $S.51^{\circ}30'28''W$ 109 35' to a 5/8" steel pin set;
4. thence, $S.61^{\circ}49'14''W$ 345.59' to a 5/8" steel pin set;
5. thence, $S.84^{\circ}37'33''W$ 79.99' to a 5/8" steel pin set;
6. thence, continuing $S.84^{\circ}37'33''W$ 20 73' to a point in Friendly Hills Road, CR 418;

CONTINUED

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CONTINUED

thence, with Friendly Hills Road, CR 418, N 00°21'19"W 1378.05' to a point;

thence, continuing through the property of W.L. & Associates, 1062/181, the following 2 courses:

1. thence, S.79°20'40"E. 32.23' to a 5/8" steel pin set;
2. thence, continuing S.79°20'40"E 731.04' to the TRUE POINT OF BEGINNING, containing 23.306 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 granting two non-exclusive 25' easements for ingress, egress, and regress;

1. identified as PARAGRAPH A above and on the south and east of the courses described and being the present lane from Ellis Dam Road, TR 49, to the above described 23.306 acres;
2. identified as PARAGRAPH B above and on the south and east of the courses described and being the present lane from Friendly Hills Road, CR 418, to the above described 23.306 acres;

Bearings are based on Deed Book 1062, page 181, S.86°30'00"E. and are for angular calculations only. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 44-58 thru 66; deeds: 986/104, 1062/181, 15/89, 295/184, 399/332, 421/203, 91/26, 610/19, 690/83, 545/767, 760/50, 656/34, 714/165, 475/148, 482/458, 1024/516, 1009/549; surveys by: L. Peter Dinan, John R. Marshall, and R.L. Daniels.

Prior deed: 1062/181.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hambl
5-21-92

**OFFICE COPY
NOT RECORDABLE**

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

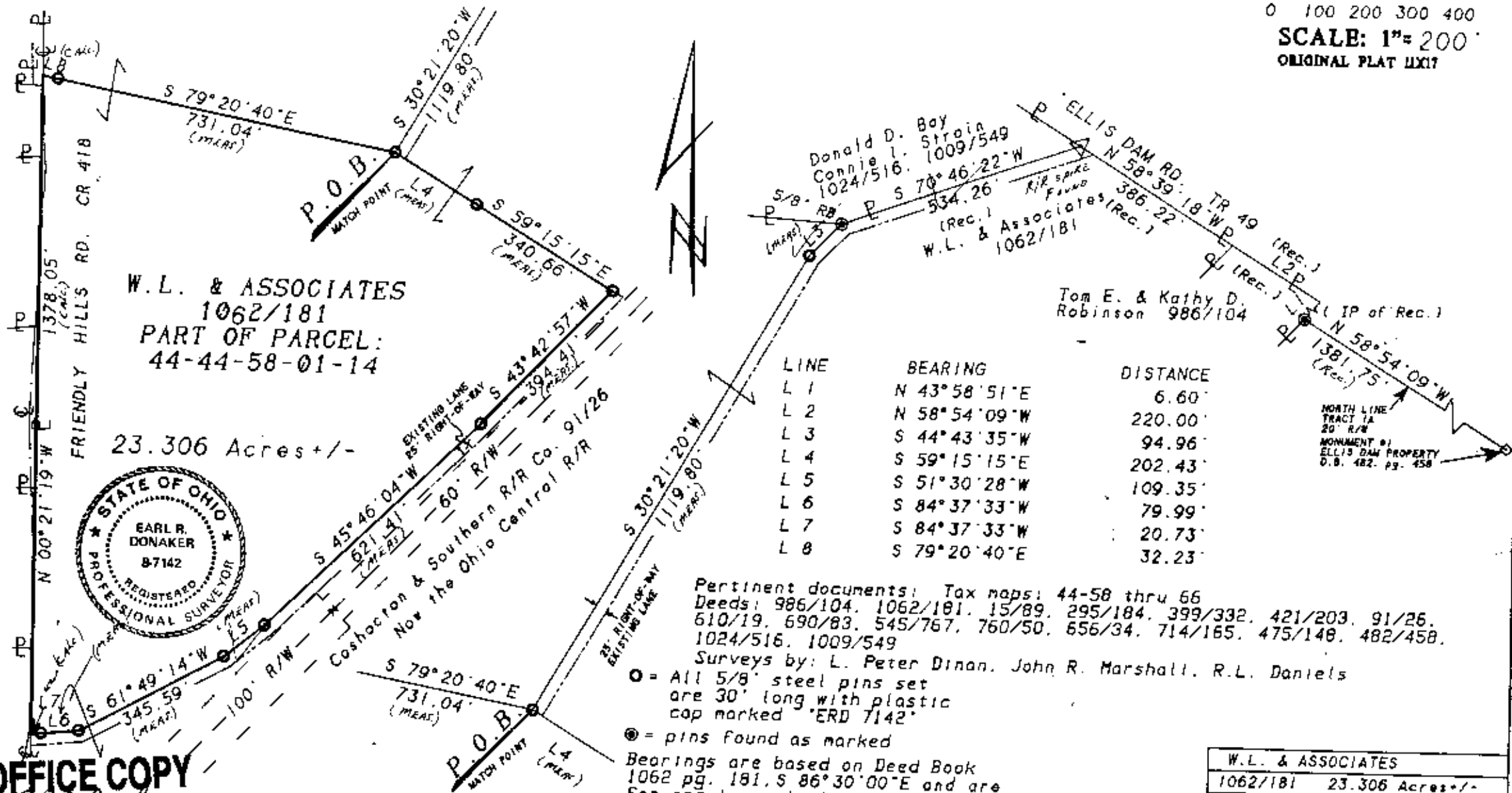
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0 100 200 300 400
SCALE: 1"=200'
ORIGINAL PLAT LXXI7



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NOT RECORDABLE

I, EARL R. DONAKER, 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.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY 177 Nambe
5-21-92

Remove not the old landmark. Proverbs 23:10

W.L. & ASSOCIATES
1062/181 23.306 Acres +/-
Part Parcel: 44-44-58-01-14
3rd QUARTER, T 2 N, R 7 W,
United States Military Lands
TOWNSHIP: Muskingum
COUNTY: Muskingum, OHIO
DATE: May, 1992