



**LANDMARK SURVEYS**  
**EARL R. DONAKER, P.S.**

727 Cambridge Road  
Coshocton, Ohio 43812

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

J.J. DETWEILER ENTERPRISES, INC.      TRACT FOUR: 6.026 Acres      JJ0717T4

Being 6.026 acres, more or less, part of parcel 20-20-60-17-30-000 in fractional section 17, of township 12 north, range 12 west, Congress Lands East of the Scioto River, in the township of Harrison, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the southwest corner of the southeast quarter of the northeast quarter of section 18, thence, along the property line of E. Wilson, 974/241, N.03°11'24"E. 259.93' to a 5/8" steel pin found;

thence, along the property line of Roger Ware, N.71°27'07"E. 1406.00' to a 5/8" steel pin set on the section line (sections 18 & 17), said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, through the property of J.J. Detweiler Enterprises, Inc. [redacted] and along the section line (sections 18 & 17), N.02°17'46"E. 543.66' to a 5/8" steel pin set;

thence, along the property line of B. Williby, 752/216, S.87°02'26"E. 573.74' to an 1/2" rebar found;

thence, along the property line of C. Hart, 1003/54, the following 2 courses:

1. thence, S.13°12'50"E. 348.66' to a 5/8" steel pin found;
2. thence, continuing S.13°12'50"E. 25.00' to a point at the southwest corner of C. Hart, 1003/54;

thence, along the property line of [redacted], the following 4 courses:

1. thence, N.49°05'31"W. 69.69' to a point in a lane;
2. thence, S.81°02'18"W. 85.81' to a point in a lane;
3. thence, S.71°27'07"W. 30.00' to a 5/8" steel pin found;
4. thence, continuing S.71°27'07"W. 542.47' to the TRUE POINT OF BEGINNING, containing 6.026 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

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NOT RECORDABLE

Also granting to the grantee, grantees heirs and assigns and reserving for the grantor, grantors heirs and assigns a 50' right-of-way for ingress, egress and regress to and from the west end of a 50' right-of-way (Buckeye Drive) as recorded in Deed Book 1003, page 54 over and across part of 17.847 acres tract and 6.026 acres tract said right-of-way being further described as follows:

Beginning at the west end of a 50' right-of-way (Buckeye Drive) and the southwest property corner of C. Hart, as both are recorded in Deed Book 1003, page 54;

thence, along the centerline of the present lane the following 2 courses:

1. thence, along the line of Tracts 2 & 3, N.49°05'31"W. 69.69' to a point;
2. thence, along the line of Tracts 2 & 3, S.81°02'18"W. 85.81' to a point;

thence, along the line of Tracts 2 & 3, S.71°27'07"W. 30.00' to a 5/8" steel pin found at the TRUE POINT OF ENDING.

Bearings are based on Deed Book 1003, page 54, S.13°12'50"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 [redacted] 752-216, 974-241, 963-170, 1058-641, 1111-586, 1038-319, 1098-278, 1003-54, 845-279; surveys by: Roger W. Claus, Robert A. Janes, Earl R. Donaker.

Prior deed: [redacted]

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-seven.

Also granting to the grantee, grantees heirs and assigns and reserving for the grantor, grantors heirs and assigns a 50' right-of-way (Buckeye Drive) for ingress, egress and regress to and from the east end of the 50' right-of-way as described above and running eastwardly to the Old River Road, County Road 6, said 50' right-of-way (Buckeye Drive) being the same as recorded in Deed Book 1003, page 54 and also as granted to the grantor in Deed Book xxx/xxx.

"Along the following described centerline, said right-of-way being 25 feet left and 25 feet right of the following centerline, beginning at the southwest corner of the 11.775 more or less acre tract (Volume 1003, page 54)

- South 84 degrees 25 minutes 20 seconds East 191.66 feet; North 61 degrees 14 minutes 20 seconds East 70.27 feet;
  - South 85 degrees 59 minutes 50 seconds East 132.93 feet; South 58 degrees 31 minutes 45 seconds East 149.20 feet;
  - South 60 degrees 25 minutes 15 seconds East 167.78 feet; South 10 degrees 16 minutes 40 seconds East 129.97 feet;
  - South 46 degrees 22 minutes 28 seconds West 97.89 feet; South 16 degrees 48 minutes 22 seconds West 62.88 feet;
  - South 37 degrees East 70.06 feet; North 59 degrees 42 minutes 30 seconds East 123.13 feet;
  - North 66 degrees 25 minutes 50 seconds East 107.76 feet; North 85 degrees 27 minutes 50 seconds East 93.83 feet;
  - North 50 degrees 34 minutes 20 seconds East 90.77 feet; North 62 degrees 52 minutes 30 seconds East 91.91 feet;
  - South 85 degrees 46 minutes 50 seconds East 232.27 feet; South 69 degrees 01 minutes 00 seconds East 102.50 feet;
  - South 42 degrees 05 minutes 40 seconds East 134.56 feet; North 78 degrees 18 minutes 30 seconds East 169.48 feet;
  - South 87 degrees 14 minutes 40 seconds East 559.43 feet; South 89 degrees 05 minutes 50 seconds East 592.59 feet;
  - North 86 degrees 39 minutes 30 seconds East 255.55 feet; South 80 degrees 54 minutes 20 seconds East 146.73 feet
- to the center of County Road 6 " as surveyed by Robert A. Janes, Registered Surveyor number 6029.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY: [Signature]  
2-25-97

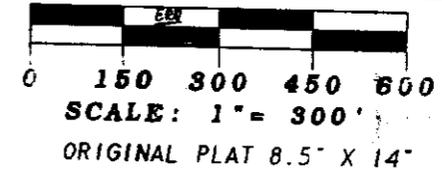
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

727 Cambridge Road  
Coshocton, Ohio 43812

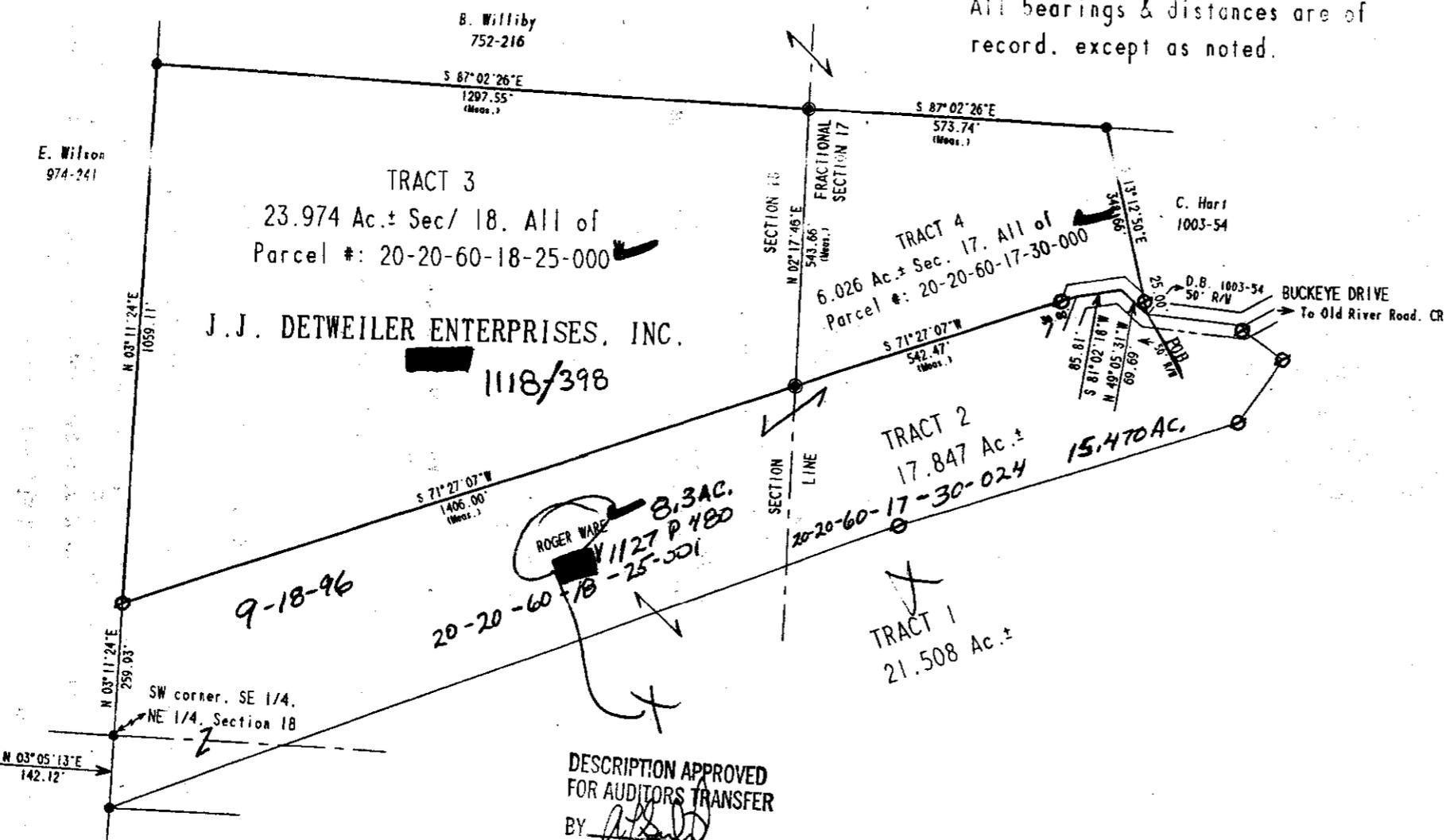
# LANDMARK SURVEYS, INC.

EARL R. DONAKER, P.S.

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



Note:  
All bearings & distances are of record, except as noted.



Bearings are based on D.B. 1003-54, S. 13° 12' 50" E. and are for angular calculations only.

- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- - 1/2" rebar found
- ⊙ - 5/8" steel pin found

Pertinent documents: Tax maps:

Deeds: 752-216, 974-241, 963-170,  
1058-641, 1111-586, 1038-319,  
1098-278, 1003-54, 845-279

Surveys by: Roger W. Claus  
Robert A. Jones

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY: *[Signature]*  
2-25-97

Tract 3 is to be transferred to the adjoiner only.  
Revised Tract 3, 30.000 acres, of January, 1996, and  
split into Tract 3, 23.974 acres and Tract 4, 6.026 acres.

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

J.J. DETWEILER ENTERPRISES, INC.
6.026 Ac.± Fractional Sec. 17
23.974 Ac.± E. Half Sec. 18
T. 12 N. R. 12 W. Congress Lands
East of the Scioto River
Harrison Twp. Muskingum Co.
Ohio Date: FEBRUARY, 1997
JJ071797

**OFFICE COPY  
NOT RECORDABLE**  
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.