

ge Road
n, Ohio 43812



EARL R. DONAKER
PROFESSIONAL SURVEYOR
LANDMARK SURVEYS

25-05-05-19-004

4670 COTTAGE HILL RD

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

FRED & LOVINA HERSHBERGER
5.473 Ac. +/-

Being 5.473 acres, more or less, part of parcel numbers: 25-05-05-19, 25-05-05-18, in the southeast quarter of section 5, in the second quarter of township 1 north, range 9 west, United States Military Lands, and in the township of Hopewell, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

Commencing at a 3/4" water pipe found at the center of section 5;

thence, with the east & west quarterline, N.87°43'17"E. 25.00' to a point in the centerline of a 50' easement, said point being the TRUE POINT OF BEGINNING;

thence, continuing with the east & west quarterline the following 4 courses:

1. thence, continuing N.87°43'17"E. 25.00' to a 5/8" steel pin set;
2. thence, continuing N.87°43'17"E. 314.24' to a 3/4" water pipe found;
3. thence, N.87°45'12"E. 211.91' to an 1/2" steel pin found;
4. thence, N.88°15'08"E. 122.45' to a 5/8" steel pin set;

thence, with through the property of Fred & Lovina Hershberger, 1047/74, the following 9 courses:

1. thence, S.02°23'21"E. 501.92' to a 5/8" steel pin set;
2. thence, continuing S.02°23'21"E. 26.17' to a point;
3. thence, N.75°09'39"W. 128.19' to a point;
4. thence, N.68°18'18"W. 71.92' to a point;
5. thence, N.62°05'04"W. 249.02' to a point;
6. thence, N.53°32'43"W. 189.88' to a point;
7. thence, N.44°10'22"W. 130.57' to a point;
8. thence, N.26°33'11"W. 85.45' to a point;
9. thence, N.03°13'12"W. 43.25' to the TRUE POINT OF BEGINNING, containing 5.473 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Also granting to the grantee and reserving to the grantor a non-exclusive 50' easement for the purpose of ingress, egress, and regress to and from Cottage Hill Road, C.R. 8, to the above described property, said easement being further described as follows;

Being a non-exclusive 50' easement running through parcel numbers: 25-05-05-19, 25-05-05-18, and 25-05-05-26, in the northeast and in the southeast quarter of section 5, in the second quarter of township 1 north, range 9 west, United States Military Lands, and in the township of Hopewell, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

Beginning at a 3/4" water pipe found at the center of section 5, said 3/4" water pipe found being the TRUE POINT OF BEGINNING of the 50' easement herein described;

thence, with the north & south quarterline the following 2 courses:

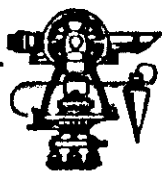
1. thence, N.01°20'14"W. 374.26' to a 5/8" steel pin set;
2. thence, continuing N.01°20'14"W. 20.00' to a point in Cottage Hill Road, C.R. 8;

thence, with Cottage Hill Road, C.R. 8, N.49°19'58"E. 64.64' to a point;

thence, with through the property of Fred & Lovina Hershberger, 1047/74, S.01°20'14"E. 434.40' to a 5/8" steel pin set;

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thence, with the north & south quarterline the following 2 courses:

1. thence, N.01°20'14"W. 374.26' to a 5/8" steel pin set;
2. thence, continuing N.01°20'14"W. 20.00' to a point in Cottage Hill Road, C.R. 8;

thence, with Cottage Hill Road, C.R. 8, N.49°19'58"E. 64.64' to a point;

thence, with through the property of Fred & Lovina Hershberger, 1047/74, S.01°20'14"E. 434.40' to a 5/8" steel pin set;

thence, through the property of Charles A. & Pamela C. Kerwood, D.B. , p. , the following 7 courses:

1. thence, S.03°13'12"E. 37.68' to a point;
2. thence, S.26°33'11"E. 76.42' to a point;
3. thence, S.44°10'22"E. 124.64' to a point;
4. thence, S.53°32'43"E. 185.97' to a 5/8" steel pin set;
5. thence, S.62°05'04"E. 245.80' to a point;
6. thence, S.68°18'18"E. 69.06' to a point;
7. thence, S.75°09'39"E. 118.94' to a 5/8" steel pin set;

thence, with through the property of Fred & Lovina Hershberger, D.B. 1047, p. 74, and D.B. , p. , the following 10 courses:

1. thence, continuing S.75°09'39"E. 32.26' to a 5/8" steel pin set;
2. thence, S.05°50'12"E. 53.44' to a point;
3. thence, N.75°09'39"W. 35.62' to a 5/8" steel pin set;
3. thence, continuing N.75°09'39"W. 137.44' to a point;
4. thence, N.68°18'18"W. 74.78' to a point;
5. thence, N.62°05'04"W. 252.25' to a 5/8" steel pin set;
6. thence, N.53°32'43"W. 193.80' to a point;
7. thence, N.44°10'22"W. 136.49' to a point;
8. thence, N.26°33'11"W. 94.49' to a point;
9. thence, N.03°13'12"W. 48.83' to the TRUE POINT OF BEGINNING of the 50' easement.

Bearings are assumed. All 5/8" steel pins set are 30" long.

Prior deed: 1047/74.

Pertinent documents: tax maps: Deeds: 1043/621, 1012/250, 752/263, 1019/77, 574/735, 786/37, 1001/410, 971/72, 753/105, 906/176, 492/150, 1033/265, 834/308, 1030/424, 1041/73, 590/54, 1028/568, 1028/565, 805/38, 848/229, 680/76, 1047/74; Surveys by: Jerry Lee Gamble, John R. Marshall, L. Peter Dinan, Wade B. Morgan, R.L. Daniels, Robert G. Watts, Hitchens Engineering & Surveying, Karl C. Mawhorter, Raymond M. Roberts, Landmark Surveys.

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-one.

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RICTIONS, WHETHER
DED OR IMPLIED.

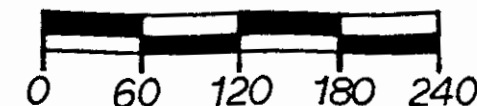
727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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

25-05-05-19-004 25-05-05-26
4670 COTTAGE HILL RD 4700 COTTAGE HILL RD



SCALE: 1"=120'
ORIGINAL PLAT 11X17

Bearings are based on
Deed Book 1047, p. 74.

O = All 5/8" steel pins
set are 30" long.

IP = iron pin found

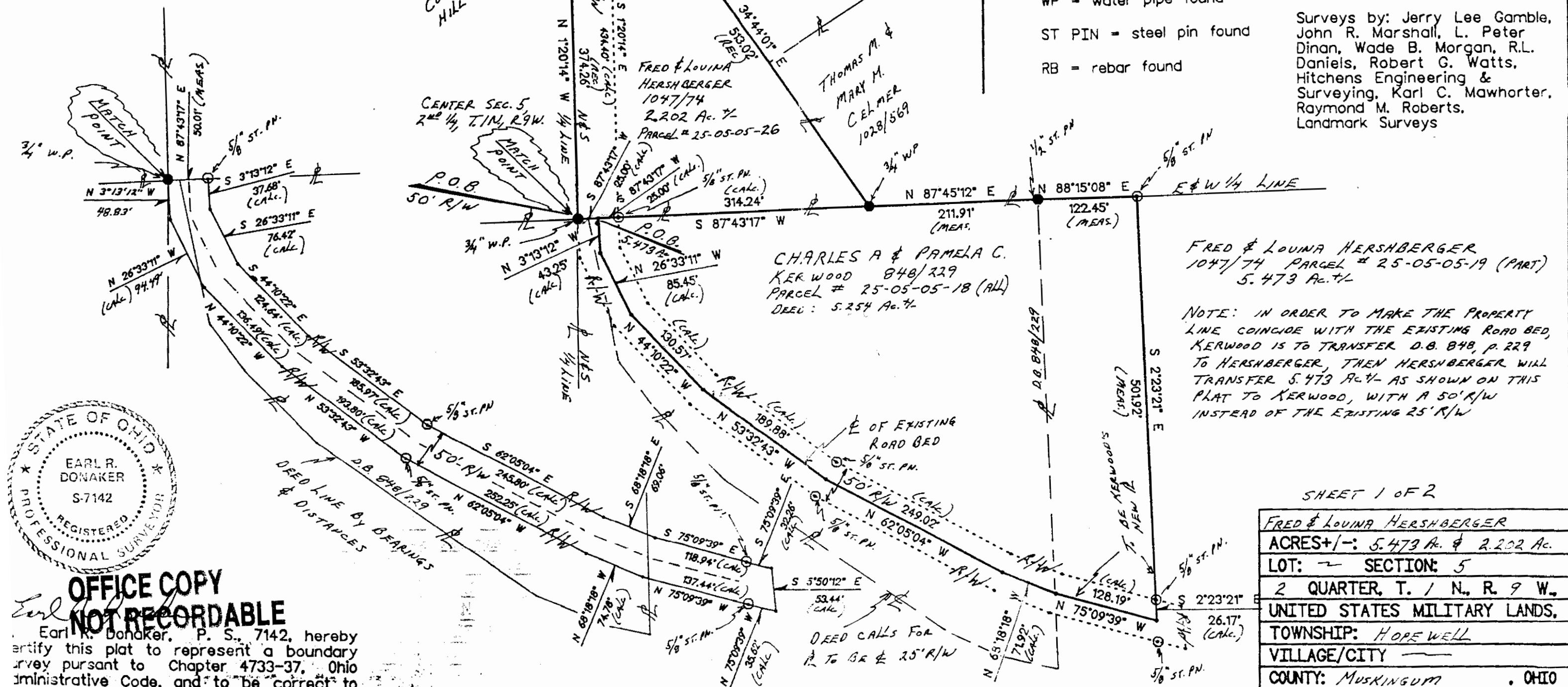
WP = water pipe found

ST PIN = steel pin found

RB = rebar found

Pertinent documents: tax maps
Deeds: 1043/621, 1012/250,
752/263, 1019/77, 574/735,
786/37, 1001/410, 971/72,
753/105, 906/176, 492/150,
1033/265, 834/308, 1030/424,
1041/73, 590/54, 1028/568,
1028/565, 805/38, 848/229
680/76, 1047/74

Surveys by: Jerry Lee Gamble,
John R. Marshall, L. Peter
Dinan, Wade B. Morgan, R.L.
Daniels, Robert G. Watts,
Hitchens Engineering &
Surveying, Karl C. Mawhorter,
Raymond M. Roberts,
Landmark Surveys

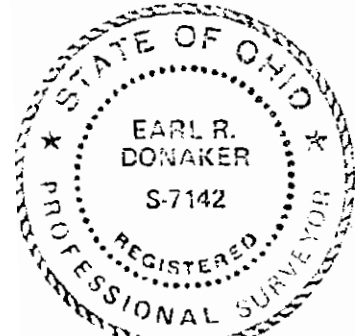


FRED & LOUINA HERSHBERGER
1047/74 PARCEL # 25-05-05-19 (PART)
5.473 Ac. +/-

NOTE: IN ORDER TO MAKE THE PROPERTY
LINE COINCIDE WITH THE EXISTING ROAD BED,
KERWOOD IS TO TRANSFER D.B. 848, p. 229
TO HERSHBERGER, THEN HERSHBERGER WILL
TRANSFER 5.473 Ac. +/- AS SHOWN ON THIS
PLAT TO KERWOOD, WITH A 50' R/W
INSTEAD OF THE EXISTING 25' R/W

SHEET 1 OF 2

FRED & LOUINA HERSHBERGER	
ACRES +/-:	5.473 Ac. & 2.202 Ac.
LOT:	SECTION: 5
2 QUARTER, T. 1 N., R. 9 W.,	
UNITED STATES MILITARY LANDS,	
TOWNSHIP: HOPEWELL	
VILLAGE/CITY	
COUNTY:	MUSKINGUM . OHIO
Date:	APRIL . 1991



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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