

ADDRESS N/A

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

35-10-71-16 SNR
(614) 623-0993
1-800-842-3264

727 Cambridge Road
Coshocton, Ohio 43812



THOMAS H. JOHNSON, Jr., JO ANN P. ROUSE, BETTY F. LUTZ 30.00 Acres

Being 30.00 acres, more or less, part of parcel 35-10-71-16, in the first quarter of township 2 north, range 9 west, United States Military Lands, in the township of Licking, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a stone found at the southwest corner of lot 6, Jackson Subdivision of the first quarter of township 2 north, range 9 west;

thence, with the south line of lot 6, S.90°00'00"E. 40.71' to a 5/8" steel pin found, said 5/8" steel pin found being the TRUE POINT OF BEGINNING;

thence, continuing with the south line of lot 6, S.90°00'00"E. 983.16' to a 5/8" steel pin found,

thence, with the property line of Robert & Kristi Todd, 1055/102, the following 2 courses:

- 1. thence, S.35°01'24"E. 1252.04' to a 5/8" steel pin found;
- 2. thence, continuing S.35°01'24"E. 30.00' to a point in the centerline of Shannon Valley Road, CR 56;

thence, through the property of Thomas H. Johnson, Jr., Jo Ann P. Rouse, and Betty F. Lutz, 1039/298, 1039/300, 1039/302, and with the centerline of Shannon Valley Road, CR 56, the following 4 courses:

- 1. thence, S.48°41'00"W. 189.81' to a point;
- 2. thence, S.45°05'45"W. 180.27' to a point;
- 3. thence, S.43°48'39"W. 129.69' to a point;
- 4. thence, S.46°41'24"W. 116.83' to a point;

thence, with the property line of Benjamin T. & Rebecca Moore, 813/314, and continuing with the centerline of Shannon Valley Road, CR 56, S.47°07'34"W. 197.88' to a point;

thence, with the property line of Terrance Dodson, 1056/227, the following 2 courses:

- 1. thence, N.35°01'24"W. 25.00' to a 5/8" steel pin found;
- 2. thence, continuing N.35°01'24"W. 998.21' to a 5/8" steel pin found;

thence, with the property line of Gregory Clapper and Stacie Mahaffey, 1057/411, and continuing N.35°01'24"W. 943.60' to the TRUE POINT OF BEGINNING, containing 30.00 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.

Bearings are based on Deed Book 1031, page 32, and are for angular calculations only.

Pertinent documents: tax map: 35-10; deeds: 813/314, 1039/298, 1039/300, 1039/302, 1031/32, 1055/102, 1056/227, 1057/411; surveys by: Wayne A. Knisley, George W. Johnson, Earl R. Donaker.

Prior deed: 1039/298, 1039/300, 1039/302.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, (from a prior survey of the premises: October, 1991), in the month of June, in the year of our Lord one thousand nine hundred and ninety-two.

Closure good

Acreage good

Plat matches description

KOT

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NOT RECORDABLE**

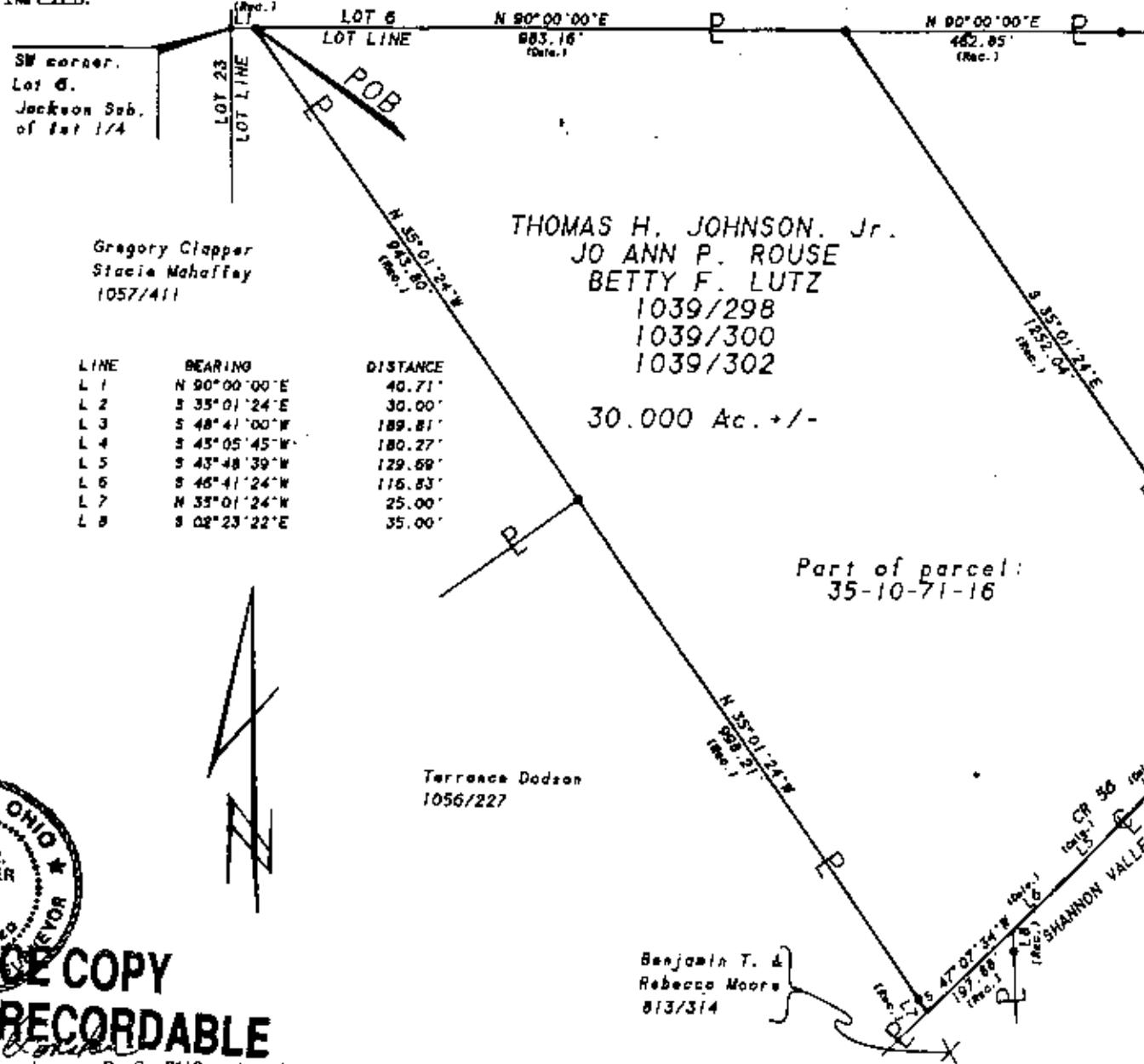
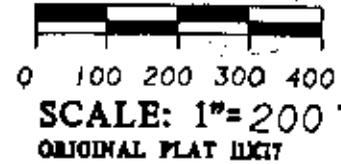
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

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Gregory Clapper
Stacie Mahaffey
1057/411

THOMAS H. JOHNSON, Jr.
JO ANN P. ROUSE
BETTY F. LUTZ
1039/298
1039/300
1039/302

30.000 Ac. +/-

Part of parcel:
35-10-71-16

Robert & Kristi Todd
1055/102

Terrance Dodson
1056/227

Benjamin T. &
Rebecca Moore
813/314

Pertinent documents: tax maps: 35-10
Deeds: 1039/298, 1039/300, 1039/302, 813/314
1031/32, 1055/102, 1056/227, 1057/411

Surveys by: Wayne A. Kinsley, George W. Johnson, Earl R. Donaker
Bearings are based on Deed Book 1031, pg. 32, and are for angular calculations only.
S 31° 01' 24" E

• - 5/8" steel pin found
- Stone found

NOTE: FIELD SURVEY, OCTOBER, 1991



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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

THOMAS H. JOHNSON, Jr.,
JO ANN P. ROUSE, BETTY F. LUTZ, 1039/298, 300, 302
1st QUARTER, T 2 N, R 9 W,
UNITED STATES MILITARY LANDS
TOWNSHIP: LICKING
COUNTY: MUSKINGUM, OHIO
DATE: JUNE, 1992

Witness: October 1991 Professional Surveyor
and one thousand nine hundred ninety one

SITUATED IN:

State of Ohio, County of Muskingum, Township of Licking, and being part of the Southeast Quarter of Quarter Township One, Township 2, Range 9, United States Military Lands, and the north line of lands presently owned by Benjamin and Rebecca Moore (DR 813-314), Parcel One.

Property Line Location for Ben Moore

Surveyor's Report

The four iron pins found as shown on the plat were used to re-establish the survey line of Hilty LLC, as per Donaker's survey. The northern most stone on the southeast corner was used per Donaker's survey information. But the southern most stone was the one clearly marked in the field and witnessed by a plastic electric fence post, as were two of the other pins found set by Donaker. The witness fence post appears to have been set in error by the south stone, rather than the north stone which was used for the survey. Donaker's survey plat does not show two stones found, only one, and indicates the stone found is the adjoiner's southwest corner.

The original deeds for both properties call for a stone on the southwestern corner, and as depicted was found. The west line of the property was called to be "north to the center of the road". Using the deed distance (394.02 ft.), and the centerline of the existing road, I retraced the survey. The survey line of Donaker's survey is not the centerline of the existing road, as called for in the original deed.

A Wetland Retracement Survey was performed by Hyde-Leroy land Surveying Inc. and their plat indicates they used Donaker's survey, but aerial targets found in the field, indicate they used the stone to the south on the east (because it was witnessed), and the iron pin on the west, creating even more of an overlap. The main concern of my client was his pond, and per my survey, it is no longer part of the Hilty property.

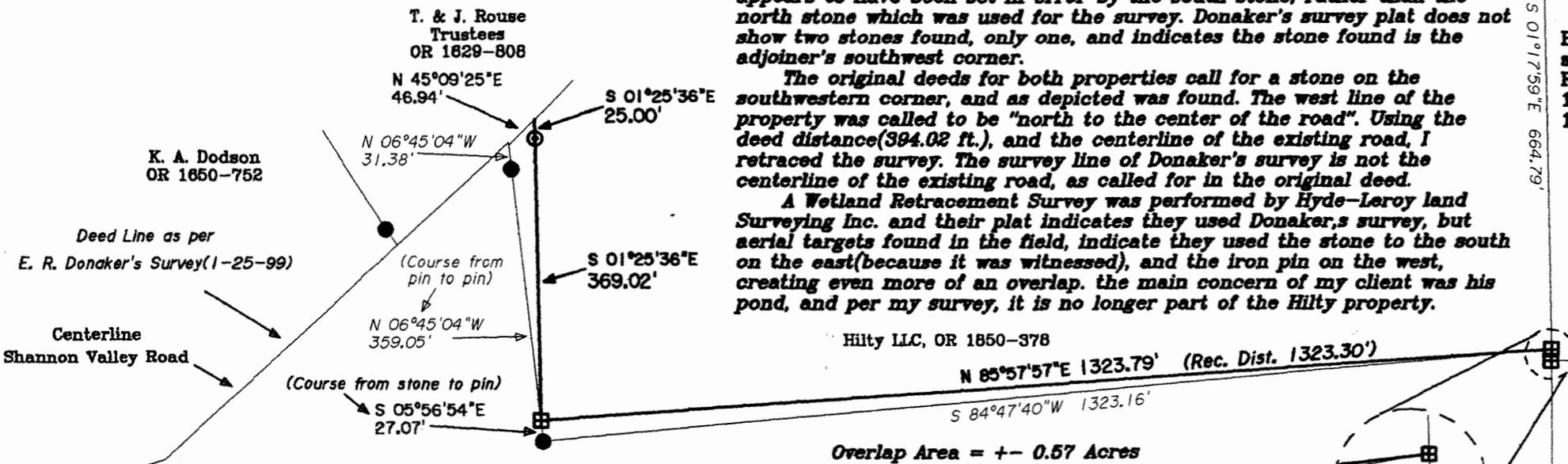
BASIS OF BEARINGS

Bearings are based on a previous surveys of adjoining properties by E. R. Donaker, as described in OR 1850-378, OR 1850-752, and 1829-808.

W. N. Bradley
DR 896-356

V. W. Prior
OR 1603-942

NOTE: The the most northerly found stone is approximately 7 inches square and the top has been damaged due to farm equipment. An old iron pin was found right beside the east side of the stone with old survey ribbon attached. I believe this to be the corner based on parole evidence from Ben Moore. Since the top was damaged, I placed a drill hole in the top and center to reference my survey. The most southerly found stone is approximately 4 inches by 10 inches with a chiseled cross, and a plastic electric fence post was beside it as a witness.



Hilty LLC, OR 1850-378

N 85°57'57\"/>

S 84°47'40\"/>

Overlap Area = +- 0.57 Acres

Benjamin and Rebecca Moore
DR 813-314

NOTE: Stone found approximately 4 inches by 12 inches, with the top damaged from farm equipment and leaning toward the north. I straightened the stone to a vertical position and placed a drill hole in the center to reference my survey. This stone was called for in the original deed of Moore's land and the original deed of Hilty's land.

REFERENCES

DR 813-314
OR 1850-752
OR 1829-808
OR 1850-378
Wetland Retracement Survey by Steven J. Hyde

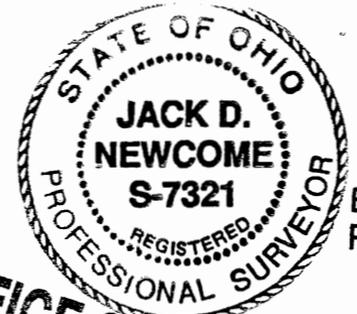
APPROVED FOR CLOSURE

[Signature] 9/9/2007

PARCEL NO.

North line of Parcel No. 35-35-10-71-25-000

South line of Parcel No. 35-35-10-71-16-000



EXEMPT FROM PLANNING COMMISSION

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Date 4-6-07
Jack D. Newcome
Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found

