

Ronald and Karen Wilson, and Fred and Kathy Denecke Remainder Tract

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Southeast Quarter of Section 6, and the Southwest Quarter of Section 7, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Ronald L. and Karen J. Wilson, (1/2 Interest), and Fred W. and Kathy A. Denecke, (1/2 Interest), as per Official Record 2620, Page 539, and being more particularly described as follows:

Beginning for reference at a stone found at the Northwest corner of the Southeast Quarter of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the north line of said Quarter Section, South 87 degrees 51 minutes 08 seconds East, 1160.49 feet to an iron pin found, and the principal place of beginning;

Thence continuing along said north line, South 87 degrees 48 minutes 34 seconds East, 1560.11 feet to a point in the centerline of Fawn Drive, passing iron pins found at 570.05 feet 1530.11 feet;

Thence along the centerline of Fawn Drive the following three courses:

- 1.) South 12 degrees 31 minutes 50 seconds East, 28.81 feet to a point;
- 2.) South 15 degrees 25 minutes 01 seconds East, 167.65 feet to a point;
- 3.) South 14 degrees 06 minutes 43 seconds East, 220.91 feet to a point;

Thence leaving said centerline and through the lands presently owned by Ronald L. and Karen J. Wilson, and others, the following six courses:

- 1.) South 76 degrees 07 minutes 33 seconds West, 100.20 feet to an iron pin set, passing an iron pin set at 18.69 feet;
- 2.) South 49 degrees 11 minutes 55 seconds West, 245.04 feet to an iron pin set;
- 3.) North 73 degrees 46 minutes 36 seconds West, 511.62 feet to an iron pin set;
- 4.) North 56 degrees 42 minutes 20 seconds West, 412.33 feet to an iron pin set;
- 5.) North 82 degrees 10 minutes 15 seconds West, 569.03 feet to an iron pin set;
- 6.) North 05 degrees 19 minutes 49 seconds East, 201.84 feet to the principal place of beginning, containing 14.45 acres, more or less, and being part of Auditor's Parcel Numbers 44-02-07-11-000 (+/- 0.30 Acres), and 44-02-06-13-000 (+/- 14.15 Acres).

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 5/13/17 Fee Paid

This description is written based on a field survey completed April 14, 2016, by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
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NOT RECORDABLE

Jack D. Newcome Reg. No. 7321

DESCRIPTION
APPROVED

By:

[Signature] 4/25/17



4-25-17
Date

SITUATED IN:

State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Southeast Quarter of Section 6, and the Southwest Quarter of Section 7, Township 2, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

REFERENCES

Surveys by R. M. Graves, P. Dinan, Landmark Surveys, and Loren Camp.

PARCEL NO.S

Part of: 44-02-07-11-000 +- 0.30 Acres
Part of: 44-02-08-13-000 +- 14.15 Acres

Northwest Corner of the Southeast Quarter of Section 6, Township 2, Range 8, U. S. M. L.

Christopher A. and Shannon D. Mitchell
OR 2654-343

Centerline of Squirrel Road
(Twp. Rd. 997)

No R\W Given, 30' by Co. Regs.

Ronald L. and Karen J. Wilson, 1\2 Int.
Fred W. and Kathy A. Denecke 1\2 Int.
OR 2620-539

Ronald L. and Karen J. Wilson, 1\2 Int.
Fred W. and Kathy A. Denecke 1\2 Int.
OR 2620-539
+- 14.45 Acres

Boundary Agreement
DR 1052-222

Centerline of Fawn Drive
(Twp. Rd. 37)
R\W 40'

Approved For Transfer
On-Lot Sewage O.K.
Date 5-5-17
Mast He
Zanesville-Muskingum Co.
Health Department

APPROVED
BY: 4-5-15-10-17

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



Jack D. Newcome
Rep. Surveyor No. 7321
Date 4-25-17
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28.60 ac

13 Feb

Eng. Copy 44-02-06-13
5390 FAWN RD.

Legal Description

Situated in the Township of Muskingum, County of Muskingum and State of Ohio:

S.W. Qtr. Sec 7
Being part of the Southeast quarter of section 6 and the Township 2 Range 8 of the U.S. Military Lands bounded and described as follows:

Commencing at a stone at the center of section 6; thence S 86° 49' 08" E for 807.92 feet along the half section to an iron pin and the point of beginning;

Thence S 55° 18' 17" E for 763.16 feet to an iron pin;

Thence S 33° 29' 54" E for 544.60 feet to a point;

Thence S 44° 26' 17" E for 269.68 feet to an iron pin;

Thence S 58° 44' E for 223 feet to a point;

Thence N 76° 30' 43" E for 185 feet to a point;

Thence N 43° 45' 43" E for 278 feet to a point;

Thence N 21° 38' 43" E for 143 feet to a point;

Thence N 55° 29' 20" E for 321.39 feet to an iron pin;

Thence N 14° 09' 28" W for 495 feet to an iron pin on the east line of Section 6;

Thence N 2° 00' 38" E for 53.60 feet to an iron pin on the half Section line of Section 6;

Thence N 86° 49' 08" W for 1880.92 feet to the point of beginning containing 28.60 Acres:

With 1.88 Acres in Sec 7 and 26.72 Acres in Sec 6

The above description is not included in the easement for Dillon Reservoir as recorded in Volume 491 Page 699

Subject to all legal highways

Surveyed by Loren C. Camp Reg. # S-5843 on 4/21/84

Owner Joe Lawler

DESCRIPTION APPROVED
for Auditor's transfer

By _____

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N/A

SEE PLAT

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

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

AGREEMENT FIXING COMMON BOUNDARY LINE

The parties hereto, Ronald L. & Karen J. Wilson, owners of parcel 44-44-02-06-13 & 14, and L. Max & Marcelene H. Cooper, owners of parcel 44-44-02-07-06, are adjoining landowners of parcels of land located in the southeast quarter of section 6 and the in the southwest quarter of section 7, second quarter of township 2 north, range 8 west, United States Military Lands, and in the township of Muskingum, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

The parties, being uncertain of the exact location of their common boundary line, agree upon and fix, as authorized and provided by Section 5301.21 of the Ohio Revised Code, the site of their common boundary line between their respective properties as described and shown on the attached plat and description.

Commencing at an axle found at the northeast corner of the southeast corner of section 6;

thence, with the east & west quarterline, S. 89°23'01"W. 40.37' to a railroad spike found in the centerline of Pawn Road, T.R. 37, said railroad spike found being the TRUE POINT OF BEGINNING of the property line herein described;

thence, with the centerline of Pawn Drive, T.R. 37, the following 5 courses:

1. thence, S. 15°20'15"E. 28.81' to a point;
2. thence, S. 18°13'26"E. 167.65' to a point;
3. thence, S. 17°04'44"E. 204.99' to a point;
4. thence, S. 14°51'25"E. 121.80' to a point;
5. thence, S. 10°16'13"E. 178.93' to a point, said point being the TRUE POINT OF ENDING of the property line herein described;

Bearings are based on Deed Book 884, page 321.

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

Prior deed: 920/164, 920/162, 574/140.

Pertinent documents: tax map 44-01 & 02; Deeds: 663/13, 699/17, 948/27, 761/288, 1041/288, 884/321, 574/140, 1013/19, 900/247, 574/140, 784/310, 920/162, 298/427, 868/38; Surveys by: Richard Max Graves, L. Peter Dinan, W.J. Biedenbach, William H. Nichols, Loren C. Camp, Robert B. Pinnick.

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

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

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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



SCALE: 1" = 50'
ORIGINAL PLAT 11X17

AGREEMENT FIXING COMMON BOUNDARY LINE

Pertinent documents:
tax map 44-01 & 02

Deeds: 663/TJ, 699/17, 948/27,
761/268, 1041/268, 884/321,
574/140, 1013/19, 900/247,
574/140, 784/310, 920/162,
298/427, 868/38;

Surveys by: Richard Max Graves,
L. Peter Dinon, W.J. Bledanbach,
William H. Nichols, Loren C.
Camp, Robert B. Pinnick.

Bearings are based on
D.B. 884, pg. 321

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

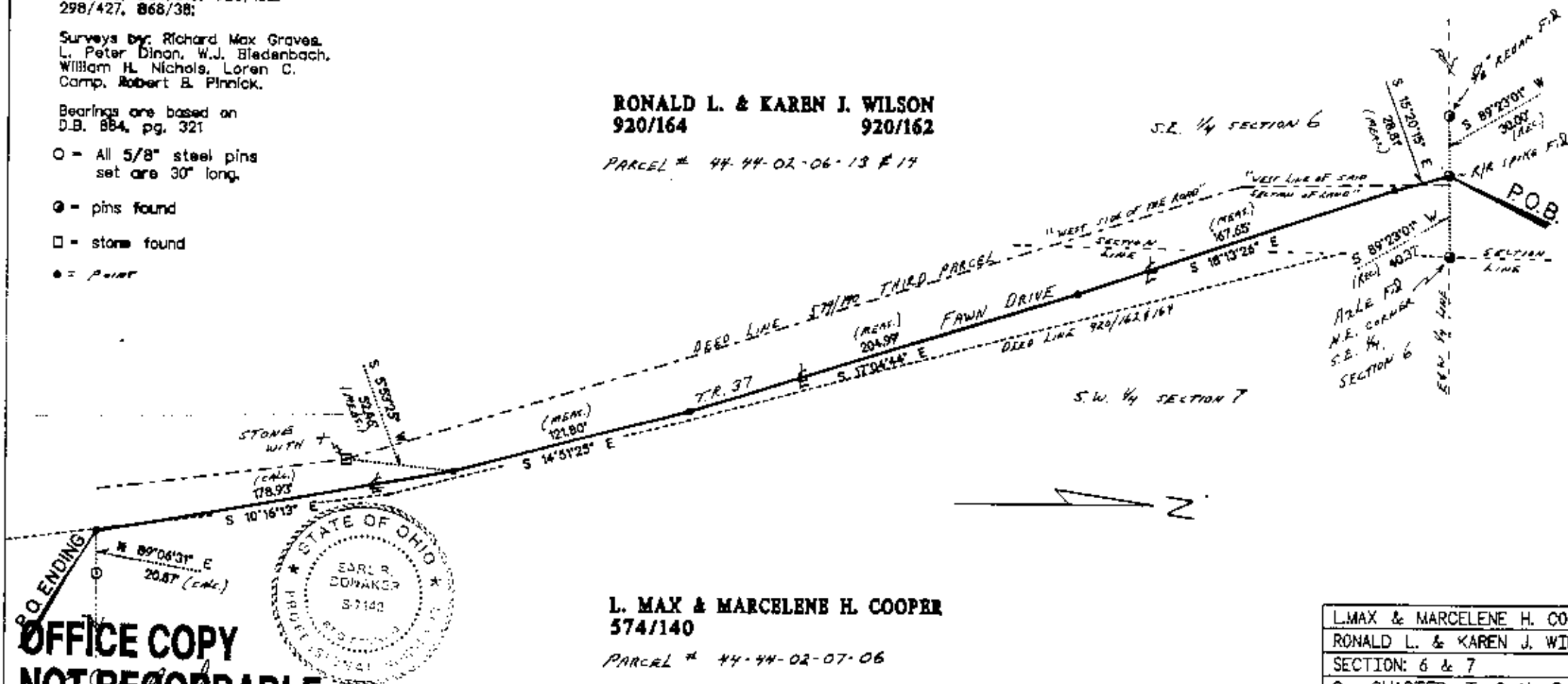
● = pins found

□ = stone found

• = point

RONALD L. & KAREN J. WILSON
920/164 920/162

PARCEL # 44-44-02-06-13 & 14



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I, Earl R. Donaker, P. S., 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.

L. MAX & MARCELENE H. COOPER
574/140

PARCEL # 44-44-02-07-06

Remove not the old landmark" Proverbs 23:10

L. MAX & MARCELENE H. COOPER
RONALD L. & KAREN J. WILSON
SECTION: 6 & 7
2 QUARTER, T. 2 N., R. 8 W.,
UNITED STATES MILITARY LANDS,
TOWNSHIP: MUSKINGUM
COUNTY: MUSKINGUM, OHIO
Date: JULY, 1991