

## ALAN DONAKER SURVEYING

**Alan Donaker, P.S.**

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-6101

Phone: (740) 327-7001

Being 9.801 acres, more or less, in Lot 9, in the Fourth Quarter of Township 1 North, Range 5 West, United States Military Lands, in Township of Union, in the County of Muskingum, in the State of Ohio, conveyed to James M. and Theresa I. McElwee, OR 2201-438 (part), Parcel No. 66-90-04-18-000 (part) and more particularly described as follows:

Commencing at a point at the Northeast corner of Lot 5, Sunflower Lots, Plat Book 19, pages 61 and 62, said point being the TRUE POINT OF BEGINNING:

thence, with the North line of said Lot 5 and the property line of James W. Ransbottom, OR 2078-394, S.  $86^{\circ} 42' 20''$  W., a distance of 16.06' to 5/8" rebar found;

thence, continuing with the North line of said Lot 5 and the property lines of James W. Ransbottom, OR 2078-394 and Troy M. and Alicia J. Beynon, S.  $86^{\circ} 42' 20''$  W., a distance of 1054.28' to 5/8" rebar found;

thence, with the property line of Donald and Ammie Aitken, OR 2071-788, N.  $11^{\circ} 52' 16''$  E. a distance of 426.95' to a 5/8" rebar set;

thence, through the property of James M. and Theresa I. McElwee, OR 2201-438, the following 3 courses:

1. thence, N.  $86^{\circ} 42' 20''$  E. a distance of 915.46' to a 5/8" rebar set;
2. thence, N.  $86^{\circ} 42' 20''$  E. a distance of 30.00' to a 5/8" rebar set;
3. thence, N.  $86^{\circ} 42' 20''$  E. a distance of 56.33' to a point in Sunflower Road;

thence, with the property line of Joe Yaw and Alan R. and Rita A. Mitchell, OR 1670-766 and in Sunflower Road, S.  $02^{\circ} 41' 00''$  W. a distance of 414.34' to the TRUE POINT OF BEGINNING, containing 9.801 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 a Right-of-way for ingress and egress and being, in Lot 9, in the Fourth Quarter of Township 1 North, Range 5 West, United States Military Lands, in Township of Union, in the County of Muskingum, in the State of Ohio, conveyed to James M. and Theresa I. McElwee, OR 2201-438, Parcel No. 66-90-04-18-000 and James M. McElwee, OR 2163-923, Parcel No. 66-90-04-18-002 and more particularly described as follows:

Commencing at a point at the Northeast corner of Lot 5, Sunflower Lots, Plat Book 19, pages 61 and 62;

thence, with the property line of Joe Yaw and Alan R. and Rita A. Mitchell, OR 1670-766 and in Sunflower Road, N.  $02^{\circ} 41' 00''$  E. a distance of 414.34' to a point, said point being the TRUE POINT OF BEGINNING:

thence, through the property of James M. and Theresa I. McElwee, OR 2201-438, and James M. McElwee, OR 2163-923, the following 5 courses:

1. thence, S.  $86^{\circ} 42' 20''$  W. a distance of 56.33' to a 5/8" rebar set;
2. thence, S.  $86^{\circ} 42' 20''$  W. a distance of 30.00' to a 5/8" rebar set;
3. thence, N.  $04^{\circ} 44' 29''$  E. a distance of 347.63' to a 5/8" rebar set;
4. thence, N.  $87^{\circ} 11' 45''$  E. a distance of 46.69' to a 5/8" rebar set;
5. thence, N.  $87^{\circ} 11' 45''$  E. a distance of 27.02' to a point in Sunflower Road;

thence, with the property line of Joe Yaw and Alan R. and Rita A. Mitchell, OR 1670-766 and in Sunflower Road, the following 2 courses:

1. thence, S. 02° 41' 00" W. a distance of 47.07' to a point;
2. thence, S. 02° 41' 00" W. a distance of 298.40' to the TRUE POINT OF BEGINNING.

Bearings are based on Plat Book 19, pages 61 and 62 and are for angular calculations only.

All 5/8" rebars set are 30" long with plastic cap marked "AMD 8050".

Pertinent Documents: Tax Map and all Deeds and Plats shown

Surveys by: Charles R. Harkness, Stephen M. Bowman, Steven L. Gardner

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on August 11, in the year of our Lord Two Thousand Nine.

**OFFICE COPY** *Bluto*  
**NOT RECORDABLE**

DESCRIPTION  
APPROVED  
By: *[Signature]*



**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

*[Signature]*  
Date: 8/27/09 Fee Paid: -

This property is subject to all easements, rights-of-way or restrictions, whether recorded or implied.

**ALAN DONAKER SURVEYING**  
 19849 TR 383  
 Malhoning, OH 43843  
 Telephone: (740) 327-7001  
 Fax: (740) 327-1083

Pertinent Documents: Tax Map  
 All Deeds and Plats as shown

Surveys by: Charles A. Harkness,  
 Stephen M. Bowman, Steven  
 L. Gardner

Bearings are based on  
 PB 19, pgs. 61 and 62  
 and are for angular  
 calculations only



- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 6050
- 5/8" rebar found
- ▲ Point

DESCRIPTION

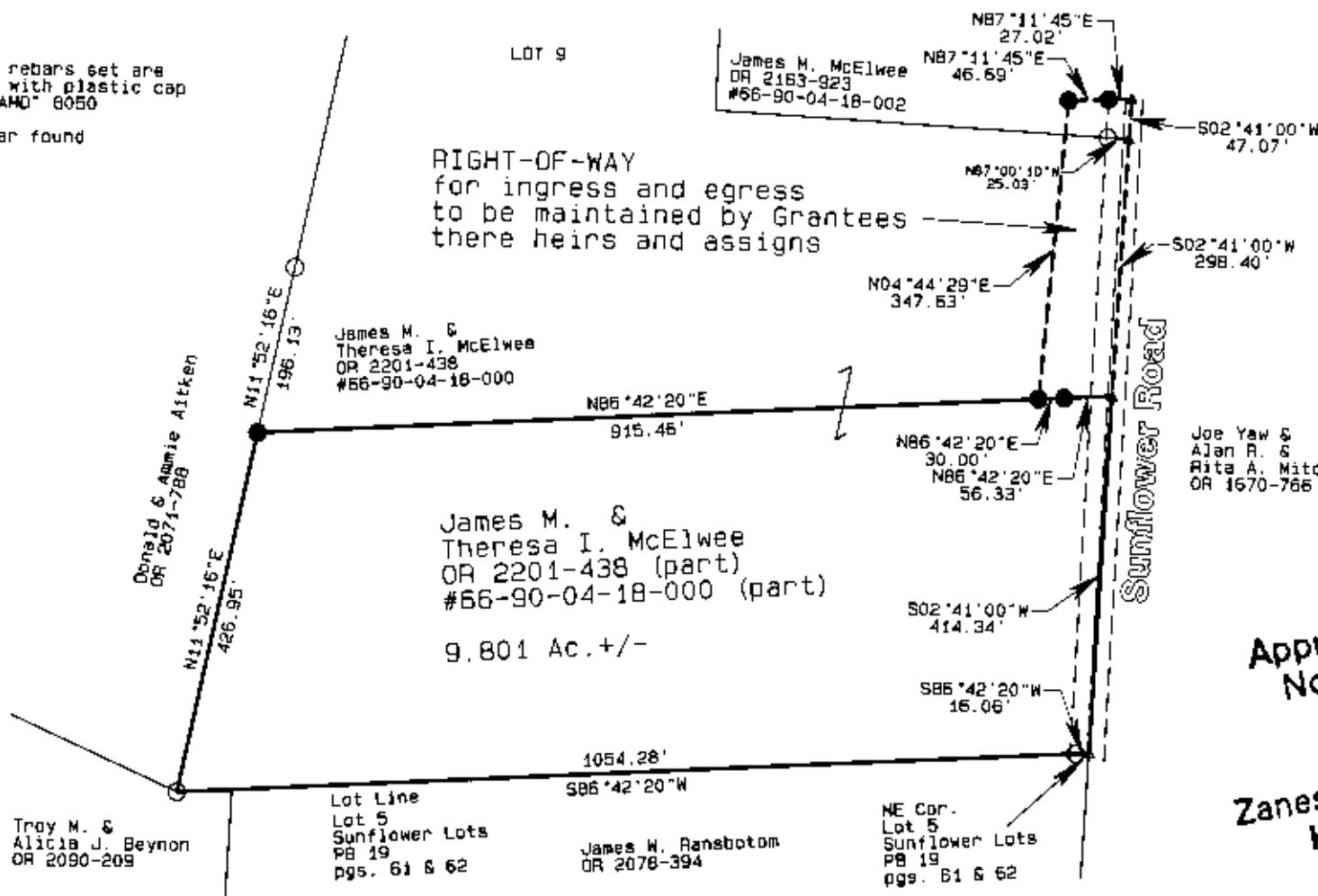
APPROVED

By: *[Signature]*



**OFFICE COPY**  
**NOT RECORDABLE**  
*[Signature]* 8/27/09

I, Alan Donaker, P.S. 8050, hereby certify this plat to represent a boundary survey pursuant to Chapter 4793.37 Ohio Administrative Code and to be correct to the best of my knowledge and belief.

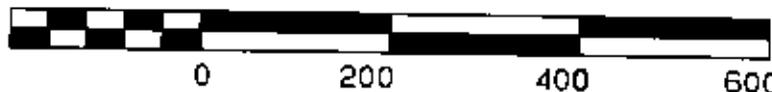


APPROVED  
 MINOR LOT SPLIT ONLY  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR

8/27/09  
 Date  
 Fee Paid

Approved For Transfer  
 No On-Lot Sewage  
 Date 8/27/09  
*[Signature]*  
 Zanesville - Muskingum Co.  
 Health Department

GRAPHIC SCALE 1"=200'



James M. & Theresa I. McElwee  
 OR 2201-438  
 & James M. McElwee  
 OR 2163-923  
 9.801 Ac. +/- &  
 Right-of-way  
 Lot 9, Fourth Qtr.  
 T1N, R5W  
 United States Military Lands  
 Union Township  
 Muskingum County, Ohio  
 Date: August 11, 2009