

727 Cambridge Road  
Coshocton, Ohio 43812



# LANDMARK SURVEYS

EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

TO BE TRANSFERRED BY QUITCLAIM DEED

GOSS REALTY CORPORATION 2.572 Acres

Being 2.572 acres, more or less, all of parcel 08-20-17-09 ( including approximately 0.476 acres, part of parcel 08-20-17-82, of the Cannelville Branch of the Toledo & Ohio Central, Zanesville & Western Railway Co. as now owned by Goss Realty Corporation, deed book 707-117 ) in the northeast quarter of section 17, in the fourth quarter of township 11 north, range 13 west, Congress Lands East of the Scioto River, in the township of Brush Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at the northwest corner of the northeast quarter of section 17;

thence, along the north & south quarterline, a record bearing and distance of S.05°30'00"W. 384.00' to a point, said point being the TRUE POINT OF BEGINNING;

thence, along the property line of Dale V. & Mary Lou Griffin, 576-283, 550-837, 757-269, 798-138, the following 3 courses:

1. thence, S.57°55'33"E. 109.87' to a 5/8" steel pin set;
2. thence, continuing S.57°55'33"E. 309.80' to an 1" steel pin found;
3. thence, S.27°00'00"W. 251.40' to a 5/8" rebar found;

thence, along the property line of Delores A. Davis, 853-185, the following 2 courses:

1. thence, N.84°10'00"W. 169.93' to a "s" shaped steel pin found;
2. thence, continuing N.84°10'00"W. 113.27' to a point;

thence, along the north & south quarterline, N.05°30'00"E. 420.00' to the TRUE POINT OF BEGINNING, containing 2.572 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.

The premises herein intended to be conveyed being all of that part of parcel 08-20-17-82, of the Cannelville Branch of the Toledo & Ohio Central, Zanesville & Western Railway Co. as now owned by Goss Realty Corporation, deed book 707-117, within the above described 2.572 acres and estimated to contain approximately 0.476 acres.

Bearings are based on Deed Book 747, page 266, N.84°10'00"W. 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: 08-20; deeds: 707-117, 1000-96, 515-810, 404-178, 747-266, 550-837, 576-283, 757-269, 798-138, 849-75, 853-185; surveys by: R.L. Daniels, H.D. Church, L. Peter Dinan, Raymond Roberts; track map: Toledo & Ohio Central Railway, V-305/15f; right-of-way plans: state route 555, S.H. 873, sec. C, sheet 2 of 5.

Prior deed: 707-117.

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

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY Earl R. Donaker

9-22-94

OFFICE COPY  
NOT RECORDABLE

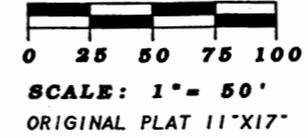
Remove not the old landmark. Proverbs 23:10

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

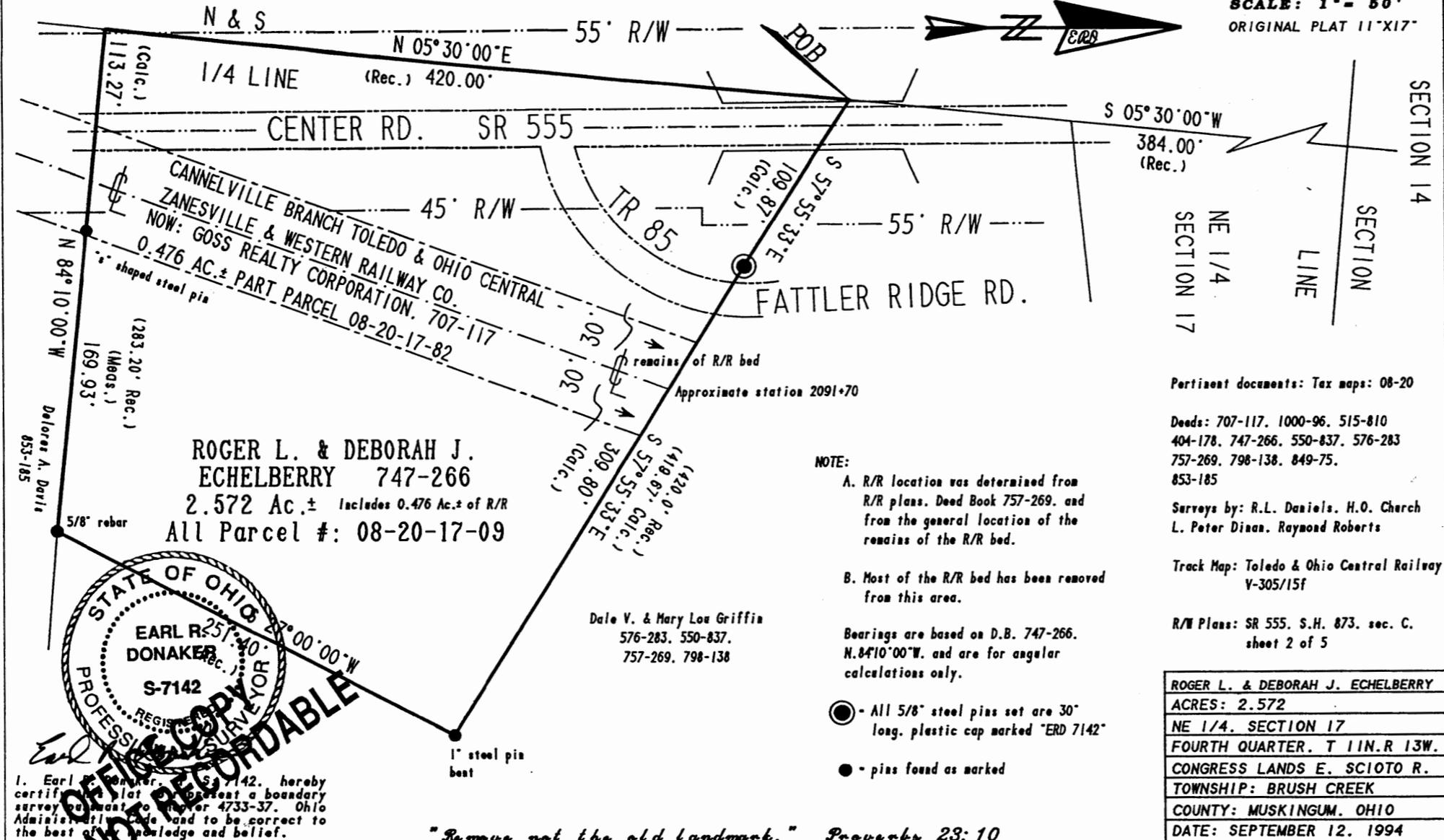
727 Cambridge Road  
Coshocton, Ohio 43812

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

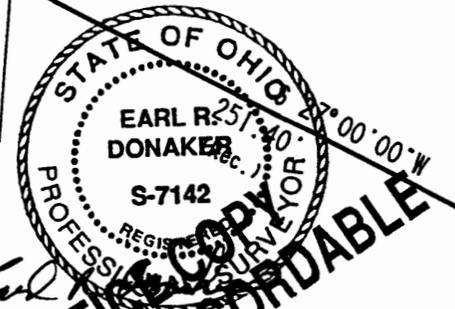
tel: (614) 623-0993  
1-800-842-3264



2030 FATTLER RIDGE RD  
08-20-17-09-000



ROGER L. & DEBORAH J. ECHELBERRY 747-266  
2.572 Ac. ± Includes 0.476 Ac. ± of R/R  
All Parcel #: 08-20-17-09



I, Earl R. Donaker, S-7142, hereby certify that this plat represents a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

Dale V. & Mary Lou Griffin  
576-283, 550-837,  
757-269, 798-138

- NOTE:
- A. R/R location was determined from R/R plans, Deed Book 757-269, and from the general location of the remains of the R/R bed.
  - B. Most of the R/R bed has been removed from this area.
- Bearings are based on D.B. 747-266, N.84°10'00"W, and are for angular calculations only.
- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
  - - pins found as marked

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

Pertinent documents: Tax maps: 08-20  
Deeds: 707-117, 1000-96, 515-810, 404-178, 747-266, 550-837, 576-283, 757-269, 798-138, 849-75, 853-185  
Surveys by: R.L. Daniels, H.O. Church, L. Peter Dinaa, Raymond Roberts  
Track Map: Toledo & Ohio Central Railway V-305/15f  
R/W Plans: SR 555, S.H. 873, sec. C, sheet 2 of 5

ROGER L. & DEBORAH J. ECHELBERRY
ACRES: 2.572
NE 1/4, SECTION 17
FOURTH QUARTER, T 11N, R 13W,
CONGRESS LANDS E, SCIOTO R.
TOWNSHIP: BRUSH CREEK
COUNTY: MUSKINGUM, OHIO
DATE: SEPTEMBER 12, 1994

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY Earl R. Donaker  
9-22-94