

727 Cambridge Road
Coshocton, Ohio 43812



EARL R. DONAHOE
PROFESSIONAL SURVEYOR

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

10-04-04-21-002
ADDRESS N/A

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MABEL C. SIDWELL
5.001 Ac. +/-
PARCEL 10-10-04-04-21-000 (PART)

Being 5.001 acres, more or less, (part of parcel 10-10-04-04-21-000) in the southwest quarter of section 4 in the second quarter of township 3 north, range 8 west, United States Military Lands, and in the township of Cass, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

Commencing at a tree at the northeast corner of the southwest quarter of section 4, from which a 5/8" steel pin found bears S.80°40'59"E. 5.00';

thence, with the north-south quarter section line, S.00°50'46"W 1000.00' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing with the north-south quarter section line, S.00°50'46"W 472.17' to a 1" iron pipe found;

thence, with the property line of R.E. & W.C. Tippie, 503/689, S.78°33'49"W. 153.31' to a 1" iron pipe found;

thence, through the property of Mabel C. Sidwell, 484/247 & 612/144 the following 4 courses:

1. thence, continuing S.78°33'49"W. 125.46' to a point;
2. thence, continuing S.78°33'49"W. 193.40' to a 5/8" steel pin set;
3. thence, N.00°50'46"E. 472.17' to a 5/8" steel pin set;
4. thence, N.78°33'49"E. 472.17' to the TRUE POINT OF BEGINNING, containing 5.001 acres, more or less, (part of parcel 10-10-04-04-21-000) and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Also granting an easement for ingress, egress and regress to and from the north right-of-way line of State Route 16, (Raiders Road), to the south line of the above 5.001 acre tract, said easement being more particularly described as follows:

Commencing at a tree at the northeast corner of the southwest quarter of section 4, from which a 5/8" steel pin found bears S.80°40'59"E. 5.00';

thence, with the north-south quarter section line, S.00°50'46"W 1000.00' to a 5/8" steel pin set;

thence, continuing with the north-south quarter section line, S.00°50'46"W 472.17' to a 1" iron pipe found;

thence, with the property line of R.E. & W.C. Tippie, 503/689, S.78°33'49"W. 153.31' to a 1" iron pipe found;

thence, through the property of Mabel C. Sidwell, 484/247 & 612/144 and continuing S.78°33'49"W. 125.46' to a point, said point being the TRUE POINT OF BEGINNING;

thence, through the property of Mabel C. Sidwell, 484/247 & 612/144 the following 15 courses:

1. thence, S.11°26'11"E. 50.00' to a point;
2. thence, S.78°33'49"W. 192.34' to a point;
3. thence, S.76°07'30"W. 105.74' to a point;
4. thence, S.44°08'25"W. 71.17' to a point;
5. thence, S.48°43'02"E. 118.88' to a 5/8" steel pin set;
6. thence, S.19°55'09"E. 118.22' to a point on the north right-of-way line of State Route 16;

O V E R

7. thence, with the said right-of-way line and with a curve to the left having the following properties: forward tangent = S.70°39'58"W., delta = 00°23'48", R = 2904.79', L = 20.11', L. chord = S.70°28'03"W. 20.11' to a point;
8. thence, continuing with the said right-of-way line N.19°43'51"W. 5.00' to a point;
9. thence, continuing with the said right-of-way line and with a curve to the left having the following properties: forward tangent = S.70°16'09"W., delta = 00°35'20", R = 2909.79', L = 29.90', L. chord = S.69°58'29"W. 29.90' to a point, from which a right-of-way monument bears S.67°58'29"W. 173.21';
10. thence, N.19°55'09"W. 100.30' to a point
11. thence, N.48°43'02"W. 152.66' to a point;
12. thence, N.37°20'19"E. 50.12' to a 5/8" steel pin set;
13. thence, N.44°08'26"E. 87.99' to a 5/8" steel pin set;
14. thence, N.76°07'30"E. 121.14' to a 5/8" steel pin set;
15. thence, N.78°33'49"E. 193.40' to the TRUE POINT OF BEGINNING, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on Deed Book 966, page 235.
All 5/8" steel pins set are 30" long.

Prior deed: 484/247 & 612/144.

Pertinent documents: tax map, deeds: 1024/309, 503/689, 612/144, 966/235, 484/247, 464/454, R/W plans S.R. 16, surveys by: W.J. Biedenbach, Rolland L. Marx, Richard Max Graves.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY JY Mambh
2-2-90

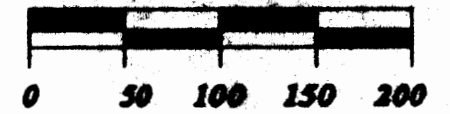
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THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

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EARL R. DONAKER PROFESSIONAL SURVEYOR

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



SCALE: 1"=100'

ORIGINAL PLAT 11X17

M. E. Rumely
1024/309
464/454

Pertinent documents: tax map
Deeds: 1024/309, 503/689, 612/144,
966/235, 484/247, 464/454, R/W plans
S.R. 16, surveys by: W.J. Bledenbach,
Rolland L. Marx, Richard Max Graves

Bearings are based on D.B. 966, pg. 235

- = All 5/8" steel pins
set are 30" long.
- ⊗ = 1" iron pipe found
- = 5/8" steel pin found
- = R/W monument found

210-187	DELTA=0°23'48"	R= 2904.79'	L= 20.11'
	L CHORD= S 70°28'03" W	20.11'	
	FORWARD TANGENT= S 70°39'58" W		
188-211	DELTA=0°35'20"	R= 2909.79'	L= 29.90'
	L CHORD= S 69°58'29" W	29.90'	
	FORWARD TANGENT= S 70°16'09" W		
211-189	DELTA=3°24'40"	R= 2909.79'	L= 173.24'
	L CHORD= S 67°58'29" W	173.21'	

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. Y. Namik
2-2-90

Being, 5.001 Ac.+/-, in the
S.W. 1/4, of the second quarter
of T. 3 N., R. 8 W.,
United States Military Lands,
in the Township of Cass,
in the County of Muskingum,
in the State of Ohio.

Scale: 1"=100' Date: Jan., 1990

MABEL C. SIDWELL
484/247 & 612/144

MABEL C. SIDWELL
484/247 & 612/144
5.001 Ac.+/-
PART OF PARCEL
10-10-04-04-21-000

R. E.
&
W. C.
Tippie
503/689



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NOT RECORDED
I, Earl R. Donaker, P.S., 7142, hereby
certify this plat to have been prepared
from a survey and to be correct to the
best of my knowledge and belief.

S.R. 16
RAIDERS ROAD

S.R. 16
RAIDERS ROAD

Remove not the old landmark" Proverbs 23:10