

**LANDMARK SURVEYS**

EARL R. DONAKER, P.S.

727 Cambridge Road  
Coshocton, Ohio 43812(740) 623-0993  
1-800-842-3264

NAME: Mabel C. Sidwell

11.917 Acres ±

JS104199

Being 11.917 acres, more or less (part of # 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, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning 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 5.10', said tree being the TRUE POINT OF BEGINNING;

thence, along the N. & S. Quarter Line, S.00°50'46"W 1000.05' to a 5/8" steel pin found;

thence, along the property line of Jeffery L. & Janet I. C. Sidwell, 1034/607, S.78°33'49"W 220.42' to a 5/8" steel pin set;

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

1. thence, N.19°48'01"W. 175.11' to a 5/8" steel pin set;
2. thence, N.33°42'14"W. 644.99' to a 5/8" steel pin set;
3. thence, N.03°00'26"W. 22.92' to a point;
4. thence, N.03°00'26"W. 356.91' to a 5/8" steel pin set;

thence, along the E. & W. Quarter Line, S.86°49'45"E. 668.98' to the TRUE POINT OF BEGINNING, containing 11.917 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.

**50' NON-EXCLUSIVE EASEMENT**

Granting to the Grantee, Grantee's heirs and assigns and reserving for the Grantor, Grantor's heirs and assigns, a 50' non-exclusive easement, for ingress, egress and regress to and from the limited access right away of the proposed SR 16 four-lane, Mus-16-7.16 to the above described 11.917 acres tract, said 50' non-exclusive easement being 25' either side of the following described centerline:

Commencing at a 5/8" steel pin found at station 1173+52.02, 198.84' left;

thence, along the limited access right away, N.81°08'49"W. 56.32' to a point;

thence through the property of Mabel C. Sidwell 484/247 & 612/144, the following 3 courses:

1. thence, N.16°16'23"E. 547.54' to a point;
2. thence, N.11°26'13"E. 334.34' to a point;
3. thence, N.37°34'27"E. 152.72' to a point, said point being TRUE POINT OF ENDING OF THE EASEMENT.

Bearings are based on D.B. 986/235 S. 00°50'46"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: deeds: 484/247, 612/144 & 1034/607, surveys by: Earl R. Donaker.

Prior deed: 484/247 & 612/144.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of February, in the year of our Lord two thousand.

OFFICE COPY  
NOT RECORDED

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY

2-23-2000

Remove not the old landmark. Proverbs 23:10

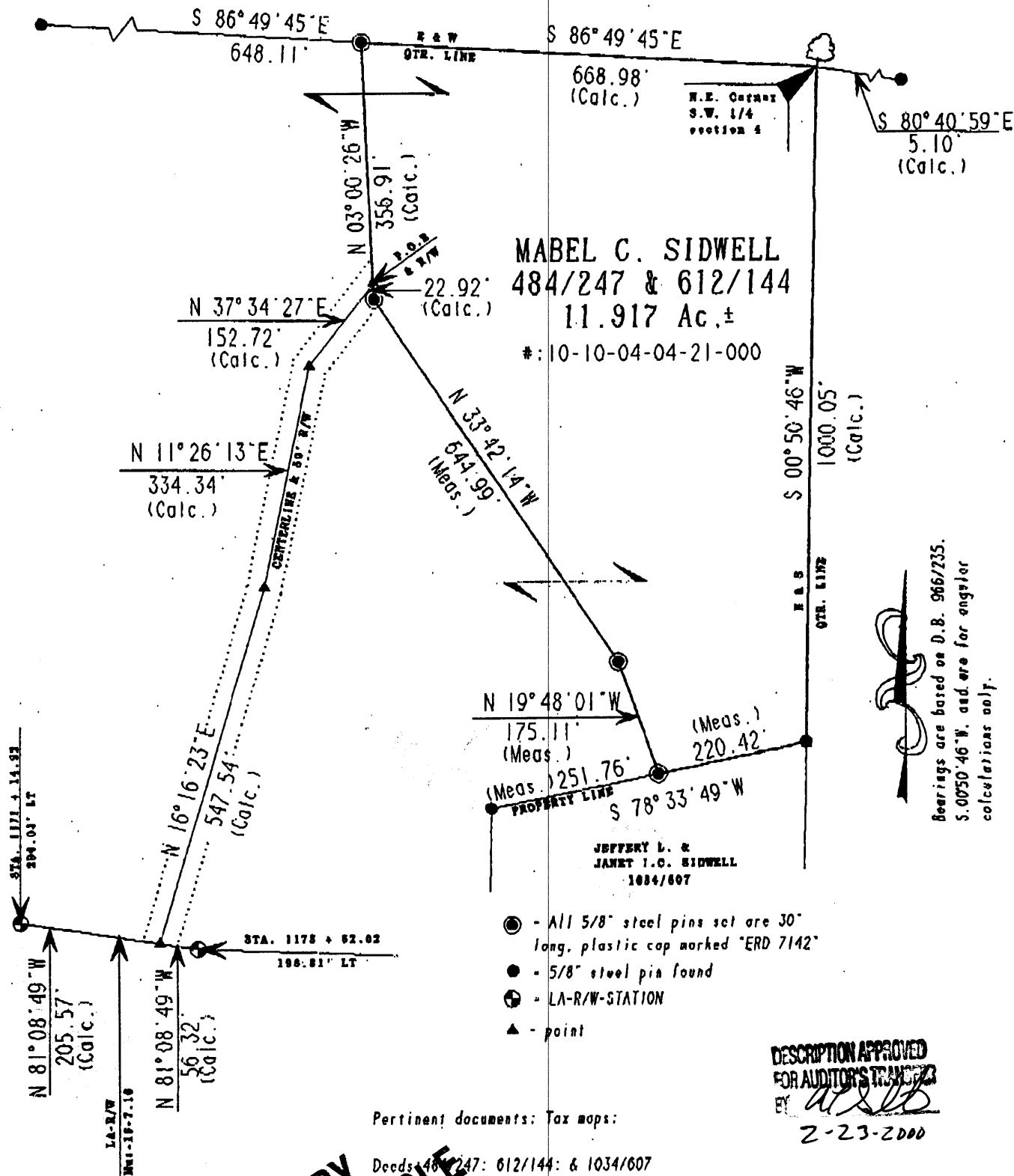
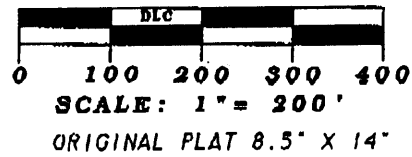
10-04-04-21-004

SCHOOLHOUSE RA

727 Cambridge Road  
Coshocton, Ohio 43812THIS PROPERTY IS SUBJECT TO  
ALL EASEMENTS, RIGHTS-OF-WAY,  
OR RESTRICTIONS, WHETHER  
RECORDED OR IMPLIED.

## LANDMARK SURVEYS, INC.

EARL R. DONAKER, P.S.

tel: (740) 623-0993  
1-800-842-3264Bearings are based on D.B. 966/235.  
S. 00° 50' 46" W. and are for angular  
calculations only.

STATE OF OHIO  
 EARL R. DONAKER, P.S.  
 I, Earl R. Donaker, P.S., hereby  
 certify this plat to be a boundary  
 survey pursuant to Chapter 1733-37, Ohio  
 Administrative Code, and to be correct to  
 the best of my knowledge and belief.

"The old landmark." Proverbs 23:10

MABEL C. SIDWELL
ACRES: 11.917±
SECTION: 4
SECOND QUARTER, T 3 N. R 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: CASS
COUNTY: MUSKINGUM, OHIO
FEBRUARY, 2000 JS104199