

ADDRESS N/A  
17-21-01-62 PS



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

727 Cambridge Road  
Coshocton, Ohio 43812

MARGERY P. GR... (614) 623-0993  
1-800-842-3264  
21.411 Acres

OFFICE COPY  
NOT RECORDABLE

Being 21.411 acres, more or less, part of parcel 17-21-01-62, in Lot 1 of Sibleys Subdivision, of township 1 north range 8 west, United States Military Lands, in the township of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an axle found at the northwest corner of lot 16, Northbrook Subdivision, P.B. 9, page 11, said axle found being the TRUE POINT OF BEGINNING;

thence, with the west line of Northbrook Subdivision, P.B. 9, pg. 11, the following 11 courses:

1. thence, S.05°30'14"W. 389.23' to a point, from which an axle found bears N.84°29'46"W. 0.21';
2. thence, continuing S.05°30'14"W. 99.87' to a point, from which an axle found bears S.84°29'46"E. 1.39';
3. thence, continuing S.05°30'14"W. 99.88' to a point, from which an axle found bears S.84°29'46"E. 2.93';
4. thence, continuing S.05°30'14"W. 99.82' to a point, from which an axle found bears S.84°29'46"E. 3.31';
5. thence, continuing S.05°30'14"W. 99.86' to a point, from which an axle found bears S.84°29'46"E. 1.04';
6. thence, continuing S.05°30'14"W. 129.52' to a point, from which an axle found bears S.84°29'46"E. 0.95';
7. thence, continuing S.05°30'14"W. 352.19' to a point, from which an axle found bears S.84°29'46"E. 1.90';
8. thence, continuing S.05°30'14"W. 100.00' to a point, from which an axle found bears S.84°29'46"E. 1.69';
9. thence, continuing S.05°30'14"W. 100.03' to a point, from which an axle found bears S.84°29'46"E. 1.60';
10. thence, continuing S.05°30'14"W. 409.89' to an axle found;
11. thence, continuing S.05°30'14"W. 25.00' to a point in Richey Road, TR 147;

thence, with Richey Road, TR 147, N.84°31'29"W. 271.04' to a point;

thence, with the property line of David Alan Dinan, 566/269, the following 3 courses:

1. thence, N.06°10'39"E. 14.81' to a 3/4" pipe found;
2. thence, continuing N.06°10'39"E. 275.75' to an 1/2" pipe found;
3. thence, N.84°17'07"W. 113.41' to a bolt found;

thence, with the property line of Walter W. & Jane Lee Wright, 453/465, the following 2 courses:

1. thence, N.84°29'44"W. 149.51' to a 3/4" rebar found;
2. thence, continuing N.84°29'44"W. 2.19' to a point, from which an axle found bears S.05°40'00"W. 272.53';

thence, with the east line of a reserve strip, owner unknown, along the east side of Sandy Drive, the following 2 courses:

1. thence, N.05°40'00"E. 239.12' to a point, from which a 5/8" rebar found bears N.84°20'00"W. 4.17';
2. thence, continuing N.05°40'00"E. 108.74' to a point, from which a bolt found bears S.84°20'00"E. 0.54';

thence, with the east line of Melody Lake No. 2, P.B. 9, pg. 43, the following 7 courses:

1. thence, continuing N.05°40'00"E. 172.84' to a point, from which a 3/4" rebar found bears N.84°20'00"W. 1.80';
2. thence, continuing N.05°40'00"E. 175.22' to a point, from which a 5/8" rebar found bears N.84°20'00"W. 0.99';
3. thence, continuing N.05°40'00"E. 174.58' to an axle found;
4. thence, continuing N.05°40'00"E. 284.29' to a point, from which a 5/8" rebar found bears S.84°20'00"E. 0.50';
5. thence, continuing N.05°40'00"E. 125.08' to a point, from which an axle found bears S.84°20'00"E. 0.18';

CONTINUED

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CONTINUED

6. thence, continuing N.05°40'00"E. 109.98' to an axle found;
7. thence, continuing N.05°40'00"E. 124.93' to an axle found;

thence, with the east line of Melody Lake No. 3, P.B. 9, pg. 49, N.05°26'00"E. 91.69' to a point;

thence, through the property of Margery Foy Grasley, 793/179, 387/94, the following 2 courses:

1. thence, S.85°21'51"E. 386.29' to a 5/8" steel pin set;
2. thence, continuing S.85°21'51"E. 142.30' to the TRUE POINT OF BEGINNING, containing 21.411 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.

Bearings are based on Plat Book 9, page 43, and are for angular calculations only. N.05°40'00"E. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 17-07, 17-20, 17-21, 17-27; deeds: 793/179, 387/94, 530/294, 479/64, 453/465, 566/269; Commissioners Journal: 38/391, 38/309; Plat Books: 9/49, 9/11, 9/43, 8/47; surveys by: W.J. Biedenbach, R.L. Daniels, John R. Marshall, A.T. Connor, R.B. Pinnick, Charles R. Harkness.

Prior deed: 793/179, 387/94.

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

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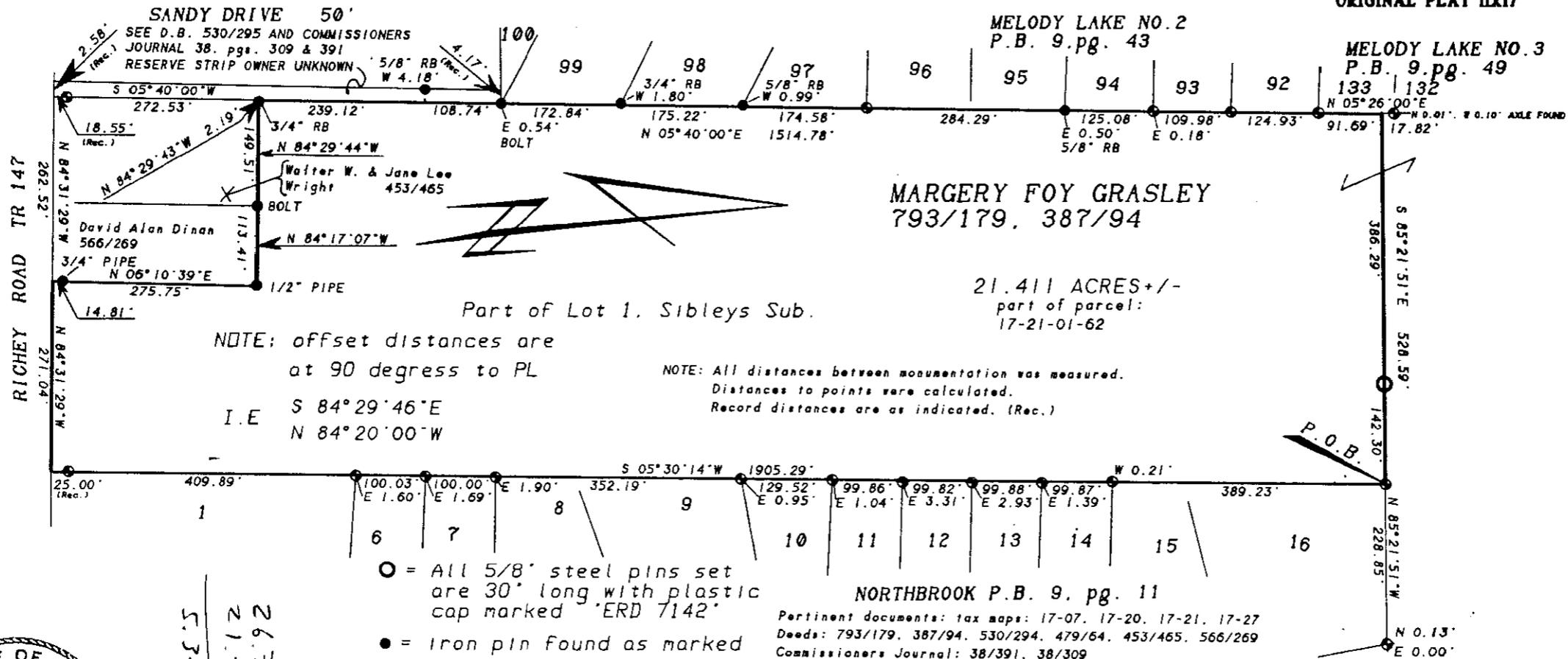
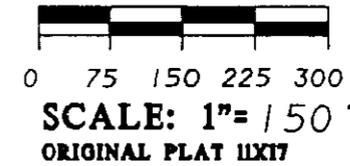
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

277 Cambridge Road  
Coshocton, Ohio 43812

# LANDMARK SURVEYS

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tel: (614) 623-0993  
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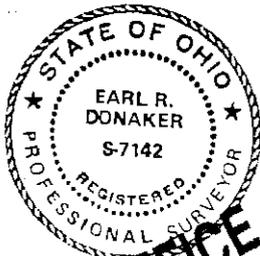


NOTE: offset distances are at 90 degrees to PL  
I.E S 84°29'46"E  
N 84°20'00"W

NOTE: All distances between monumentation was measured. Distances to points were calculated. Record distances are as indicated. (Rec.)

- = All 5/8" steel pins set are 30" long with plastic cap marked "ERD 7142"
- = Iron pin found as marked
- ⊙ = axle found
- = property line

NORTHBROOK P.B. 9, pg. 11  
Pertinent documents: tax maps: 17-07, 17-20, 17-21, 17-27  
Deeds: 793/179, 387/94, 530/294, 479/64, 453/465, 566/269  
Commissioners Journal: 38/391, 38/309  
Plat Books: 9/49, 9/11; 9/43, 8/47  
Surveys by: W.J. Biedenbach, R.L. Daniels, John R. Marshall  
A.T. Connor, R.B. Pinnick, Charles R. Harkness  
Bearings are based on Plat Book 9, pg. 43, and are angular calculations only. N 05°40'00"E



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I, Earl R. Donaker, P. S. 7142, hereby certify this 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.

*Remove not the old landmark." Proverbs 28:10*

MARGERY FOY GRASLEY
793/179, 387/94
Part of Lot 1, Sibleys Sub.
QUARTER, T 1 N, R 8 W,
United States Military Lands
TOWNSHIP: Falls
COUNTY: Muskingum, OHIO
DATE: May, 1992

26.75  
21.71  
5.34

727 Cambridge Road  
Coshocton, Ohio 43812



**LANDMARK SURVEYS**

EARL R. DONAKER, S.

(614) 623-0993

1-800-842-3264

MARGERY FOY GRASLEY

0.467 Acres

Being 0.467 acres, more or less, part of parcel 17-21-01-62, in Lot 1 of Sibleys Subdivision, of township north, range 8 west, United States Military Lands, in the township of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an axle found at the northeast corner of lot 18, Northbrook Subdivision, P.B. 9, page 11, said axle found being the TRUE POINT OF BEGINNING;

thence, through the property of Margery Foy Grasley, 793/179, 387/94, the following 2 courses:

1. thence, N.04°38'09"E. 50.00' to a 5/8" steel pin set;
2. thence, S.85°21'51"E. 407.19' to a 5/8" steel pin set;

thence, with the property line of Earl E. & Janice L. Helmbrecht, 736/88, S.05°32'47"W. 50.01' to a 5/8" steel pin set;

thence, with the property line of Jeffery B. & Martha E. Prindle, 767/190, N.85°21'51"W. 406.40' to the TRUE POINT OF BEGINNING, containing 0.467 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

**50' AND 25' EASEMENTS, INGRESS & EGRESS:**

Granting to the grantee, grantee's heirs, and assigns, a 50' non-exclusive easement for ingress, egress, and regress to and from the above described 0.467 acres tract, along the north line of Northbrook Subdivision, P.B. 9, pg. 11, and its' extension west 478.51' and a 25' easement extending east from the west property line of Earl E. & Janice L. Helmbrecht, 736/88, to the "Old Dresden-Zanesville Road", now County Road 2, said 25' easement being the same as described in 793/179, and 736/88, both easements to be shared in common with others, said 50' easement being further described as follows:

Beginning at an axle found at the northeast corner of Lot 18, Northbrook Subdivision, P.B. 9, pg. 11, said axle found being the TRUE POINT OF BEGINNING of the 50' easement herein described;

thence, with the north line of Northbrook Subdivision, P.B. 9, pg. 11, the following 2 courses:

1. thence, N.85°21'51"W. 300.61' to a point, (axle found, N 0.13', E 0.00');
2. thence, continuing N.85°21'51"W. 228.85' to an axle found;

thence, through the property of Margery Foy Grasley, 793/179, 387/94, the following 7 courses:

1. thence, continuing N.85°21'51"W. 142.30' to a 5/8" steel pin set;
2. thence, continuing N.85°21'51"W. 336.29' to a point;
3. thence, N.05°26'00"E. 50.01' to a point;
4. thence, S.85°21'51"E. 313.67' to a 5/8" steel pin set;
5. thence, continuing S.85°21'51"E. 393.08' to a 5/8" steel pin set;
6. thence, continuing S.85°21'51"E. 300.61' to a 5/8" steel pin set;
7. thence, S.04°38'09"W. 50.00' to the TRUE PLACE OF BEGINNING.

Bearings are based on Plat Book 9, page 43, and are for angular calculations only. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 17-07, 17-20, 17-21; deeds: 793/179, 387/94, 1050/218, 898/325, 898/319, 474/427, 736/88, 767/190, 860/223; Plat Books: 9/49, 9/11, 9/43; surveys by: W.J. Biedenbach, R.L. Daniels, John R. Marshall, A.T. Connor, R.B. Pinnick, Charles R. Harkness.

Prior deed: 793/179, 387/94.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Namb  
5-13-97

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