

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

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

17-21-01-62-002
ADDRESS N/A
OFFICE COPY
NOT RECORDABLE

East Central Ohio Realty 50' easement to: Jason C. & Jennifer B. Prindle

Granting to the grantee, grantee's heirs, and assigns, a 50' non-exclusive easement for ingress, egress, and regress to and from Gilbert Drive to the west line of an 0.467 acres tract, 1064-632 and said easement is to be shared in common with others, said 50' easement being further described as follows:

Being a 50' non-exclusive easement 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 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, along 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, along the north line of The Woods Subdivision, P.B. 16, pages 149-151 the following 2 courses:

1. thence, continuing N.85°21'51"W. 135.95' to a 5/8" steel pin of record;
2. thence, continuing N.85°21'51"W. 51.05' to a 5/8" steel pin of record;

thence, through the property of East Central Ohio Realty, 1064-325, the following 2 courses:

1. thence, N.04°38'09"E. 50.00' to a point;
2. thence, S.85°21'51"E. 22.77' to a 5/8" steel pin of record;

thence, along the property line of Joseph & Kimberly Buckey, 1064-357, the following 2 courses:

1. thence, continuing S.85°21'51"E. 393.08' to a 5/8" steel pin of record;
2. thence, continuing S.85°21'51"E. 300.61' to a 5/8" steel pin of record;

thence, along the property line of Jeffery B. & Martha E. Prindle, 1064-632, S.04°38'09"W. 50.00' 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 D.B. 1064, page 632 and are for angular calculations only. Pertinent documents: tax maps; deeds: 1064-325, 1064-357, 1064-632, 1101-52, 767-190, 793-179, 736-88; Plat Books: 16 pp. 149-151, 9 pg. 11; surveys by: Earl R. Donaker, R.L. Daniels.

Prior deed: 1064-325.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from surveys and descriptions of record in the month of March, in the year of our Lord one thousand nine hundred and ninety-five.

Grantor, for Grantor, Grantor's heirs and assigns, covenants with Grantee, Grantee's heirs and assigns, that Grantor, may at some future time, at their own expense, make such improvements as necessary within the bounds of said easement, such that said easement may be dedicated as a public road, for the general public's use, and furthermore they may use said easement for the installation of any and all utilities, both above and below ground, without consideration of Grantee, Grantee's heirs and assigns, except that such improvements shall be to the future benefit of Grantee, Grantee's heirs and assigns, in that Grantee, Grantee's heirs and assigns may tap into such utilities as they may become available, at their own expense.

Furthermore, until such time, if ever, said R/W is dedicated, or is being improved for such dedication to the general public, or other such needs as the Grantor, Grantor's heirs and assigns see fit to construct or meet, that the Grantee, Grantee's heirs and assigns covenants with the Grantor, Grantor's heirs and assigns, that Grantee, Grantee's heirs and assigns, may from time to time, at their own expense, make such repairs as they deem necessary, in a proper, substantial, and workmanlike manner, to the said R/W.

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Jeffrey B. & Martha E. Prindle
50' and 25' easement to:
Jason C. & Jennifer B. Prindle

Granting to the grantee, grantee's heirs, and assigns, a 50' non-exclusive easement for ingress, egress, and regress over and across the grantees 0.467 acres tract, 1064-632 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:

Being a 50' non-exclusive easement 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 northeast corner of lot 18, Northbrook Subdivision, P.B. 9, page 11, said axle found being the TRUE POINT OF BEGINNING;

thence, along the property line of East Central Ohio Realty, 1064-325, N.04°38'09"E. 50.00' to a 5/8" steel pin of record;

thence, along the property line of Joseph & Kimberly Buckey, 1064-357, S.85°21'51"E. 407.19' to a 5/8" steel pin of record;

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

thence, along the property line of Jeffery B. & Martha E. Prindle, 767-190, N.85°21'51"W. 114.30' to a 5/8" steel pin of record;

thence, along the property line of Jason C. & Jennifer B. Prindle, 1101-52, N.85°21'51"W. 242.10' to a 5/8" steel pin of record;

thence, along the property line of Jeffery B. & Martha E. Prindle, 767-190, N.85°21'51"W. 50.00' 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 D.B. 1064, page 632 and are for angular calculations only.

Pertinent documents: tax maps; deeds: 1064-325, 1064-357, 1064-632, 1101-52, 767-190, 793-179, 736-88; Plat Books: 16 pp. 149-151, 9 pg. 11; surveys by: Earl R. Donaker, R.L. Daniels.

Prior deed: 1064-632.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from surveys and descriptions recorded in the month of March, in the year of our Lord one thousand nine hundred and ninety-five.

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

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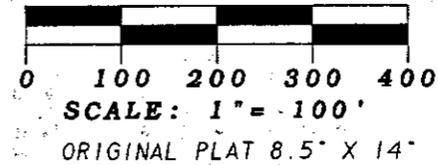
LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993
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Pertinent documents: Tax maps:

MAP 17-21



NOTE:

All bearings & distances are of record except as noted.

Deeds: 1064-325, 1064-357, 1064-632
1101-52, 767-190, 793-179, 736-88

Surveys by: Earl R. Donaker
R.L. Daniels

Plat Books: 16, pp. 149-151, 9, pg. 11

Bearings are based on D.B. 1064-632 N. 85°21'51"W. and are for angular calculations only.

⊗ - 5/8" steel pins of record

⊙ - axles of record

East Central Ohio Realty 1064-325

Joseph & Kimberly Bucky 1064-357

(Calc.) 98.97'

N 04°38'09"E

50.00' (Calc.)

22.77' (Calc.)

S 85°21'51"E 393.08'

S 85°21'51"E

300.61'

300.61'

N 04°38'09"E

50.00'

S 85°21'51"E

Jeffrey B. & Martha E. Prindle 1064-632 407.19'

242.10'

S 05°32'47"W

50.01'

LOT 14

LOT 15

GILBERT DRIVE

135.95'

228.85'

N 85°21'51"W

300.61'

N 0.13' E 0.00'

16

17

18

50.00'

Jason C. & Jennifer B. Prindle 1101-52

114.30' (Calc.)

25' easement East to the "Old Dresden-Zanesville Road" 793-179 & 736-88

Jeffrey B. & Martha E. Prindle 767-190

Earl E. & Janice L. Helmbrecht 736-88

NORTHBROOK P.B. 9, pg. 11

A 50' easement from Gilbert Drive to the west line of Jeffrey B. & Martha E. Prindle, 1064-632
East Central Ohio Realty to:
Jason C. & Jennifer B. Prindle

B 50' easement over a 0.467 acre tract and a 25' easement East to the "Old Dresden-Zanesville Road":
Jeffrey B. & Martha E. Prindle to:
Jason C. & Jennifer B. Prindle

NOTES:

THESE EASEMENTS ARE NON-EXCLUSIVE AND IN FACT ARE USED BY OTHERS.

THE POST OFFICE HAS IDENTIFIED THIS EASEMENT AS GRASLEY LANE FOR ADDRESSES.

EASEMENTS

LOT 1 SIBLEYS SUBDIVISION
TOWNSHIP 1 N. RANGE 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: FALLS
COUNTY: MUSKINGUM, OHIO
DATE: MARCH, 1995



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I, Earl R. Donaker, P.S. 7142, hereby certify this plat to be correct to the best of my knowledge and belief.

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