



## LANDMARK SURVEYS

EARL R. DONAKER, P.S.

727 Cambridge Road  
Coshocton, Ohio 43812

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

J.J. DETWEILER ENTERPRISES, INC.  
TRACT ONE: 21.508 Acres

Being 21.508 acres, more or less (13.204 acres part of parcel 20-20-60-17-30-000 in fractional section 17 and 8.304 acres part of parcel 20-20-60-18-25-000 in the east half of section 18) of township 12 north, range 12 west, Congress Lands East of the Scioto River, in the township of Harrison, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the southwest corner of the southeast quarter of the northeast quarter of section 18;

thence, along the property line of R. Thompson, 963-170, S.03°05'13"W. 142.12' to an 1/2" rebar found, said 1/2" rebar found being the TRUE POINT OF BEGINNING;

thence, through the property of J.J. Detweiler Enterprises, Inc. xxxx-xxx, the following 6 courses:

1. thence, N.69°40'35"E. 1667.44' to a 5/8" steel pin set;
2. thence, N.72°03'33"E. 25.41' to a point in the centerline of a 50' right-of-way;
3. thence, continuing N.72°03'33"E. 663.44' to a 5/8" steel pin set;
4. thence, N.34°59'00"E. 151.99' to a 5/8" steel pin set;
5. thence, N.56°03'49"W. 99.18' to a 5/8" steel pin set;
6. thence, N.14°01'45"E. 8.94' to a point in the centerline of a 50' right-of-way, 1003-54;

thence, along the centerline of a 50' right-of-way, and the property line of C. Hart, 1003-54, the following 5 courses:

1. thence, N.61°14'20"E. 70.27' to a point;
2. thence, S.85°59'50"E. 132.93' to a point;
3. thence, S.58°31'45"E. 149.20' to a point;
4. thence, S.60°25'15"E. 167.78' to a point;
5. thence, S.10°16'40"E. 130.10' to a point;

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NOT RECORDABLE

thence, along the property line of R. & C. Smith and D. & M. Hart, 1098-27, the following 8 courses:

1. thence, S.72°04'48"W. 45.60' to an 1/2" rebar found;
2. thence, continuing S.72°04'48"W. 157.02' to an 1/2" rebar found;
3. thence, continuing S.72°04'48"W. 122.06' to an 1/2" rebar found;
4. thence, continuing S.72°04'48"W. 264.32' to an 1/2" rebar found;
5. thence, continuing S.72°04'48"W. 234.24' to an 1/2" rebar found;
6. thence, continuing S.72°04'48"W. 77.20' to an 1/2" rebar found;
7. thence, S.00°36'51"W. 507.49' to an 1/2" rebar found;
8. thence, continuing S.00°36'51"W. 2.78' to a point on the property line of the Bruner Land Company, 1038-319;

thence, along the property line of the Bruner Land Company, 1038-319, the following 3 courses;

1. thence, N.87°47'21"W. 423.76' to an 1/2" rebar found;
2. thence, continuing N.87°47'21"W. 112.00' to a point on the section line (Sections 17 & 18);
3. thence, continuing N.87°47'21"W. 548.00' to an 1/2" rebar found;

thence, along the property line of N. Moore, 1111-586 and continuing N.87°47'21"W. 266.00' to an 1/2" rebar found;

thence, along the property line of R. Thompson, 1058-641 the following 2 courses:

1. thence, continuing N.87°47'21"W. 247.00' to an 1/2" rebar found;
2. thence, continuing N.87°47'21"W. 259.00' to the TRUE POINT OF BEGINNING, containing 21.508 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Also granting to the grantee, grantees heirs and assigns and reserving for the grantor, grantors heirs and assigns a 50' right-of-way for ingress, egress and regress to and from the west end of a 50' right-of-way (Buckeye Drive) as recorded in Deed Book 1003, page 54 over and across part of Tracts 2 (17.847 acres) and 3 (30.000 acres) to the above described Tract 1 (21.508 acres) said right-of-way being further described as follows:



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Road  
Ohio 43812

CONTINUED

beginning at the west end of a 50' right-of-way (Buckeye Drive) and the southwest property corner of C. Hart, as both are shown in Deed Book 1003, page 54;

thence, along the centerline of the present lane the following 13 courses:

1. thence, along the line of Tracts 2 & 3, N.49°05'31"W. 69.69' to a point;
2. thence, along the line of Tracts 2 & 3, S.81°02'18"W. 85.81' to a point;
- (courses 3 thru 13 are running through Tract 2)
3. thence, S.20°25'16"W. 186.22' to a point;
4. thence, S.34°02'40"W. 73.47' to a point;
5. thence, S.62°43'07"W. 67.11' to a point;
6. thence, N.78°57'32"W. 41.84' to a point;
7. thence, N.07°52'46"W. 94.37' to a point;
8. thence, N.54°56'14"W. 34.26' to a point;
9. thence, S.67°19'54"W. 35.12' to a point;
10. thence, S.39°41'16"W. 37.63' to a point;
11. thence, S.16°47'11"W. 116.61' to a point;
12. thence, S.03°04'48"E. 104.94' to a point;
13. thence, S.29°07'17"E. 45.72' to the TRUE POINT OF ENDING on the north line of Tract 1, said point bearing N.72°03'33"E. 25.41' from a 5/8" steel pin set;

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Bearings are based on Deed Book 1003, page 54, S.13°12'50"E. 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: 752-216, 974-241, 963-170, 1058-641, 1111-586, 1038-319, 1098-278, 1003-54, 845-279; surveys by: Roger W. Claus, Robert A. Janes.

Prior deed: xxxx-xxx.

Description and plat by Landmark Surveys, Earl R. Donaker, 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-six.

Also granting to the grantee, grantees heirs and assigns and reserving for the grantor, grantors heirs and assigns a 50' right-of-way (Buckeye Drive) for ingress, egress and regress to and from the east end of the 50' right-of-way as described above and running eastwardly to the Old River Road, County Road 6, said 50' right-of-way (Buckeye Drive) being the same as recorded in Deed Book 1003, page 54 and also as granted to the grantor in Deed Book xxxx-xxx.

"Along the following described centerline, said right-of-way being 25 feet left and 25 feet right of the following centerline, beginning at the southwest corner of the 11.775 more or less acre tract (Volume 1003, page 54)

South 84 degrees 25 minutes 20 seconds East 191.66 feet; North 61 degrees 14 minutes 20 seconds East 70.27 feet;  
South 85 degrees 59 minutes 50 seconds East 132.93 feet; South 58 degrees 31 minutes 45 seconds East 149.20 feet;  
South 60 degrees 25 minutes 15 seconds East 167.78 feet; South 10 degrees 16 minutes 40 seconds East 129.97 feet;  
South 46 degrees 22 minutes 28 seconds West 97.89 feet; South 16 degrees 48 minutes 22 seconds West 62.88 feet;  
South 37 degrees East 70.06 feet; North 59 degrees 42 minutes 30 seconds East 123.13 feet;  
North 66 degrees 25 minutes 50 seconds East 107.76 feet; North 85 degrees 27 minutes 50 seconds East 93.83 feet;  
North 50 degrees 34 minutes 20 seconds East 90.77 feet; North 62 degrees 52 minutes 30 seconds East 91.91 feet;  
South 85 degrees 46 minutes 50 seconds East 232.27 feet; South 69 degrees 01 minutes 00 seconds East 102.50 feet;  
South 42 degrees 05 minutes 40 seconds East 134.56 feet; North 78 degrees 18 minutes 30 seconds East 169.48 feet;  
South 87 degrees 14 minutes 40 seconds East 559.43 feet; South 89 degrees 05 minutes 50 seconds East 592.59 feet;  
North 86 degrees 39 minutes 30 seconds East 255.55 feet; South 80 degrees 54 minutes 20 seconds East 146.73 feet  
to the center of County Road 6 " as surveyed by Robert A. Janes, Registered Surveyor number 6029.

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

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Coshocoin, Ohio 43812

# LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993  
1-800-842-3204

SURVEY FOR  
J.J. DETWEILER ENTERPRISES, INC.  
69.355 Ac.±

Particular documents: Tax maps:

Deeds: 752-216, 974-241, 963-170,  
1058-841, 1111-586, 1038-319,  
1008-278, 1003-54, 645-278

Surveys by: Roger W. Cline  
Robert A. Jones

0 75 150 300 600  
SCALE: 1" = 150'  
ORIGINAL PLAT 18"X24"

Bearings are based on D.B. 1002-54,  
S. 1712°50'E, and are for angular  
calculations only.

• All 5/8" steel pins set are 36"  
long, plastic cap marked "EAD 7142"  
• 1/2" rebar found  
XXXX.XX' = total distance

