

25-05-05-19-003

ADDRESS N/A



LANDMARK SURVEYS

727 Cambridge Road
Coshocton, Ohio 43812

EARL R. DONAKER, P.S.

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

FRED & LOVINA HERSHBERGER

25.543 Ac. +/-

Being 25.543 acres, more or less, part of parcel number: 25-05-05-19, in the southeast quarter of section 5, in the second quarter of township 1 north, range 9 west, United States Military Lands, and in the township of Hopewell, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

Beginning at a 3/4" rebar found at the northeast corner of the southeast quarter of section 5, said 3/4" rebar found being the TRUE POINT OF BEGINNING;

thence, with the section line, S.03°16'01"E. 570.46' to a point;

thence, through the property of Fred & Lovina Hershberger, 1047/74, the following 7 courses:

1. thence, S.88°15'08"W. 1873.14' to a point;
2. thence, continuing S.88°15'08"W. 50.14' to a point;
3. thence, N.06°03'47"W. 5.88' to a point;
4. thence, N.05°50'12"W. 26.72' to a point;
5. thence, N.75°09'39"W. 33.94' to a point;
6. thence, N.02°23'21"W. 26.17' to a 5/8" steel pin set;
7. thence, continuing N.02°23'21"W. 501.92' to a 5/8" steel pin set;

thence, with the east & west quarterline, N.88°15'08"E. 1948.95' to the TRUE POINT OF BEGINNING, containing 25.543 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Also granting to the grantee and reserving to the grantor a non-exclusive 50' easement for the purpose of ingress, egress, and regress to and from Cottage Hill Road, C.R. 8, to the above described property, said easement being further described as follows;

Being a non-exclusive 50' easement running through parcel numbers: 25-05-05-19, 25-05-05-18, and 25-05-05-26, in the northeast and in the southeast quarter of section 5, in the second quarter of township 1 north, range 9 west, United States Military Lands, and in the township of Hopewell, in the county of Muskingum, in the state of Ohio and more particularly described as follows:

Beginning at a 3/4" water pipe found at the center of section 5, said 3/4" water pipe found being the TRUE POINT OF BEGINNING of the 50' easement herein described;

thence, with the north & south quarterline the following 2 courses:

1. thence, N.01°20'14"W. 374.26' to a 5/8" steel pin set;
2. thence, continuing N.01°20'14"W. 20.00' to a point in Cottage Hill Road, C.R. 8;

thence, with Cottage Hill Road, C.R. 8, N.49°19'58"E. 64.64' to a point;

continued

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continued

thence, through the property of Fred & Lovina Hershberger, 1047/74, & 1049/239, the following 20 courses:

1. thence, S.01°20'14"E. 434.40' to a 5/8" steel pin set;
2. thence, S.03°13'12"E. 37.68' to a point;
3. thence, S.26°33'11"E. 76.42' to a point;
4. thence, S.44°10'22"E. 124.64' to a point;
5. thence, S.53°32'43"E. 185.97' to a 5/8" steel pin set;
6. thence, S.62°05'04"E. 245.80' to a point;
7. thence, S.68°18'18"E. 69.06' to a point;
8. thence, S.75°09'39"E. 118.94' to a 5/8" steel pin set;
9. thence, continuing S.75°09'39"E. 85.56' to a point;
10. thence, S.06°03'47"E. 44.08' to a point;
11. thence, S.88°15'08"W. 50.14' to a point;
12. thence, N.06°03'47"W. 5.88' to a point;
13. thence, N.75°09'39"W. 35.62' to a 5/8" steel pin set;
14. thence, continuing N.75°09'39"W. 137.44' to a point;
15. thence, N.68°18'18"W. 74.78' to a point;
16. thence, N.62°05'04"W. 252.25' to a 5/8" steel pin set;
17. thence, N.53°32'43"W. 193.80' to a point;
18. thence, N.44°10'22"W. 136.49' to a point;
19. thence, N.26°33'11"W. 94.49' to a point;
20. thence, N.03°13'12"W. 48.83' to the TRUE POINT OF BEGINNING of the 50' easement.

Bearings are based on Deed Book 1047, page 74.
All 5/8" steel pins set are 30" long.

Prior deed: 1047/74 & 1049/239.

Pertinent documents: tax maps: Deeds: 1043/621, 1012/250, 752/263, 1019/77, 574/735, 786/37, 1001/410, 971/72, 753/105, 906/176, 492/150, 1033/265, 834/308, 1030/424, 1041/73, 590/54, 1028/568, 1028/565, 805/38, 848/229, 680/76, 1047/74, 1049/239; Surveys by: Jerry Lee Gamble, John R. Marshall, L. Peter Dinan, Wade B. Morgan, R.L. Daniels, Robert G. Watts, Hitchens Engineering & Surveying, Karl C. Mawhorter, Raymond M. Roberts, Landmark Surveys.

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-one.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J. L. Gamble
L-13-91

OFFICE COPY
NOT RECORDABLE

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

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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



SCALE: 1"=200'
ORIGINAL PLAT 11X17

Pertinent documents: tax maps:

Deeds: 1043/621, 1012/250,
752/263, 1019/77, 574/735, 786/37,
1001/410, 971/72, 753/105, 906/176,
492/150, 1033/265, 834/308, 1030/424,
1041/73, 590/54, 1028/568, 1028/565,
805/38, 848/229, 680/76, 1047/74;
1049/239;
Surveys by: Jerry Lee Gamble, John R.
Marshall, L. Peter Dinan, Wade B.
Morgan, R.L. Daniels, Robert G. Watts,
Hitchens Engineering & Surveying,
Karl C. Mawhorter, Raymond M. Roberts,
Landmark Surveys.

Bearings are based on
Deed Book 1047, page 74.

NOTES:

1. Also see a plat of 154.627 Ac. +/-
February, 1991, Thelma S. Neibarger
2. All bearings & distances are measured
except as marked otherwise.

O - All 5/8" steel pins
set are 30" long.

● - 3/4" rebar found

△ - 5/8" STEEL PIN TO BE
SET AT A LATER DATE

FRED & LOVINA HERSHBERGER
1047/74
PART OF PARCEL #:
25-05-05-19
25.543 Ac. +/-

62.000 A. TRACT



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Gamble
6-13-91

Remove not the old landmark Proverbs 23:10

FRED & LOVINA HERSHBERGER
DEED BOOK: 1047/74
SECTION: SE 1/4, 5
2 QUARTER, T. 1 N., R. 9 W.
UNITED STATES MILITARY LAND
TOWNSHIP: HOPEWELL
COUNTY: MUSKINGUM, OH.
Date: JUNE 13, 1991

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NOT RECORDABLE

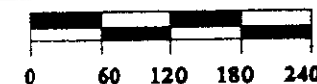
THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

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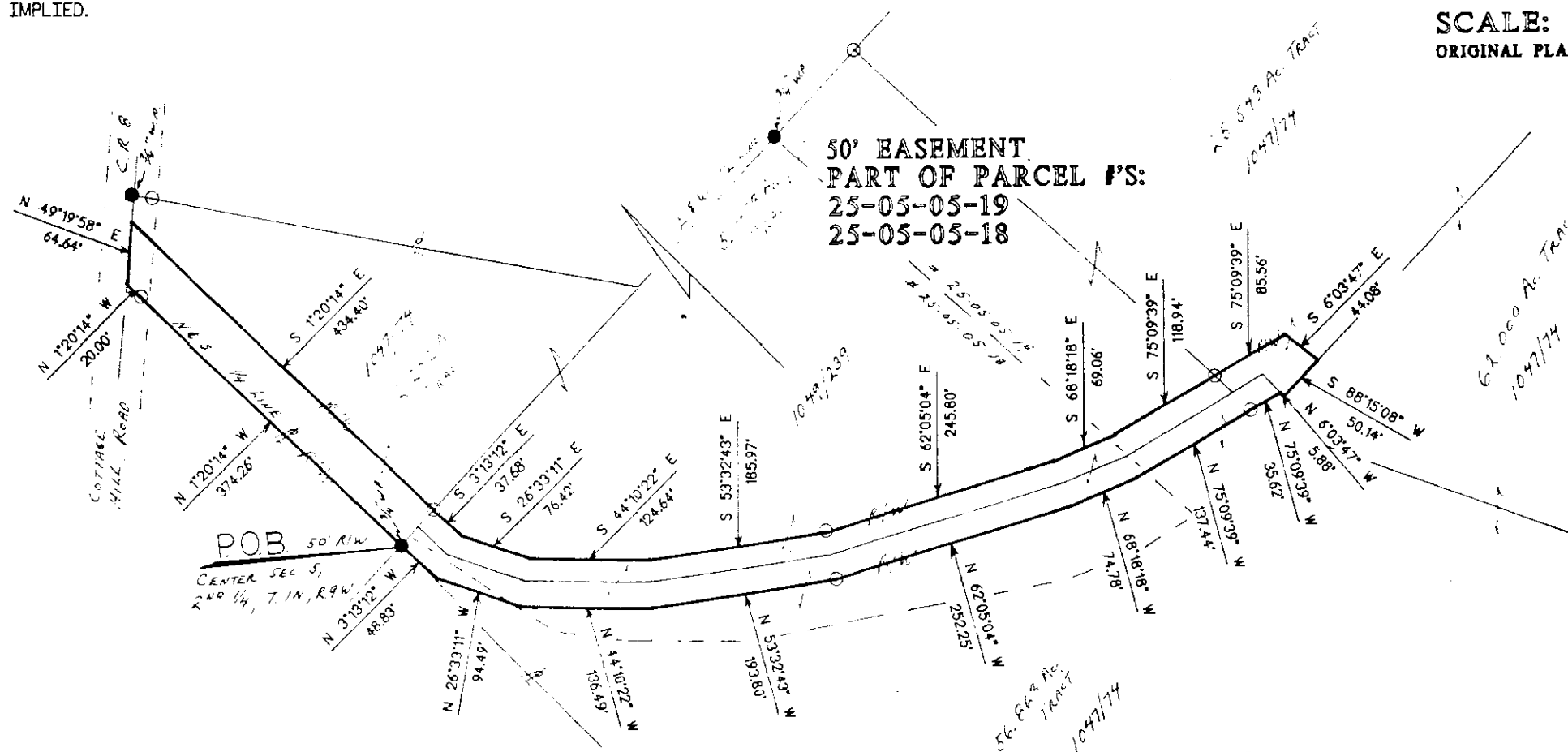
LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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



SCALE: 1"=120'
ORIGINAL PLAT 11X17



NOTES:

- See plats of:
154.627 Ac.+/-, 2.202 Ac.+/-, February, 1991, Thelma S. Neibarger
5.473 Ac.+/-, 56.863 Ac.+/-, April, 1991
62.000 Ac.+/-, 25.543 Ac.+/- June, 1991, Fred & Lovina Hershberger

○ = All 5/8" steel pins
set are 30" long.

● = pins found



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NOT RECORDABLE**

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

FRED & LOVINA HERSHBERGER
DEED BOOK: 1047/74 & 1047/239
SECTION: 5
2 QUARTER, T. 1 N., R. 9 W.,
UNITED STATES MILITARY LANDS,
TOWNSHIP: HOPEWELL
COUNTY: MUSKINGUM, OHIO
Date: JUNE, 1991

Remove not the old landmark" Proverbs 28:10