

29-40-14-23-004
9000 DOVE RD



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 5: 5.007 Acres

Being 5.007 acres, more or less part of parcel 29-40-14-23 in the northeast quarter of section 14 in the second quarter of township 3 north, range 9 west, United States Military Lands, in the township of Jackson, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin set at the southwest corner of the northeast quarter of section 14, thence, along the north & south quarterline, N.00°12'10"E. 589.20' to a 5/8" steel pin set;

thence, through the property of J.J. Detweiler Enterprises, Inc. 1115-238, the following 2 courses:

1. thence, N.89°30'57"E. 600.12' to a 5/8" steel pin set;
2. thence, S.25°14'01"E. 256.91' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, through the property of J.J. Detweiler Enterprises, Inc. 1115-238, the following 6 courses:

1. thence, N.07°09'49"E. 1094.95' to a 5/8" steel pin set;
2. thence, N.07°09'49"E. 25.00' to a point in the centerline of Dove Road, TR 318A;
3. thence, S.39°06'15"E. 357.06' to a point in the centerline of Dove Road, TR 318A;
4. thence, S.13°45'34"W. 25.00' to a 5/8" steel pin set;
5. thence, S.13°45'34"W. 918.94' to a 5/8" steel pin set;
6. thence, N.59°29'16"W. 162.92' to a 5/8" steel pin set to the TRUE POINT OF BEGINNING, containing 5.007 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.

30' NON-EXCLUSIVE EASEMENT

Granting to the Grantee, Grantee's heirs and assigns and reserving for the Grantor, Grantor's heirs and assigns, a 30' non-exclusive easement along the centerline of the present lease road, for ingress, egress and regress to and from Dove Road, TR 318A to the above described tract and being more particularly described as follows:

Commencing at a 5/8" steel pin set at the southwest corner of the northeast quarter of section 14, thence, along the north & south quarterline N.00°12'10"E. 589.20' to a 5/8" steel pin set;

thence, through the property of J.J. Detweiler Enterprises, Inc. 1115-238, N.89°30'57"E. 600.12' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING OF THE EASEMENT, said easement being 15' either side of the following described centerline;

thence, through the property of J.J. Detweiler Enterprises, Inc. 1115-238, and along the east line of Tract 11, S.25°14'01"E. 256.91' to a 5/8" steel pin set;

thence, through the property of J.J. Detweiler Enterprises, Inc. 1115-238, and along the centerline of a lease road the following 14 courses:

- | | |
|---|--|
| 1. thence, S.59°29'16"E. 162.92' to a 5/8" steel pin set; | 9. thence, S.65°23'39"E. 17.27' to a point; |
| 2. thence, S.70°10'27"E. 134.13' to a 5/8" steel pin set; | 10. thence, S.79°58'54"E. 36.65' to a point; |
| 3. thence, S.86°19'42"E. 156.02' to a 5/8" steel pin set; | 11. thence, N.88°05'24"E. 9.00' to a 5/8" steel pin set; |
| 4. thence, S.77°23'41"E. 125.26' to a point; | 12. thence, N.88°05'24"E. 175.64' to a point; |
| 5. thence, S.59°56'33"E. 110.34' to a point; | 13. thence, N.85°45'10"E. 98.95' to a point; |
| 6. thence, S.45°20'10"E. 68.52' to a 5/8" steel pin set; | 14. thence, N.76°10'04"E. 105.19' to point in the |
| 7. thence, continuing S.45°20'10"E. 48.69' to a point; | centerline of Dove Road, TR 318A, said point being |
| 8. thence, S.51°46'17"E. 49.59' to a point; | TRUE POINT OF ENDING OF THE EASEMENT. |

Bearings are assumed 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: 29-10, 29-40; deeds: 1068-548, 1087-201, 845-265, 963-199, 574-333, 820-99, 1027-349, 565-540, 970-345, 480-145, 979-254, 644-157, 979-248, 945-340, 1115-238; surveys by: Charles R. Harkness, Kenneth C. Varner.

Prior deed: 1115-238.

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

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ATSD
3-11-96

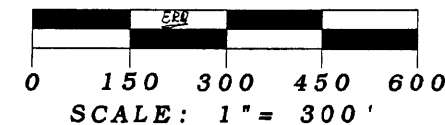
THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

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



Bearings are assumed and are for
angular calculations only.

- - All 5/8" steel pins set are 30"
long, plastic cap marked "ERD 7142"
- ▲ - point

APPROVED FOR CLOSURE

ERD 2-1-2005 Tract 3 only

J.J. DETWEILER ENTERPRISES, INC.
D.B. 1115, pg. 238

EXEMPT FROM
PLANNING COMMISSION

ERD 2-1-2005

Parcel #: 29-40-14-23

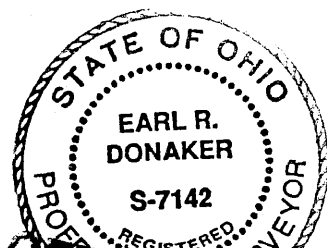
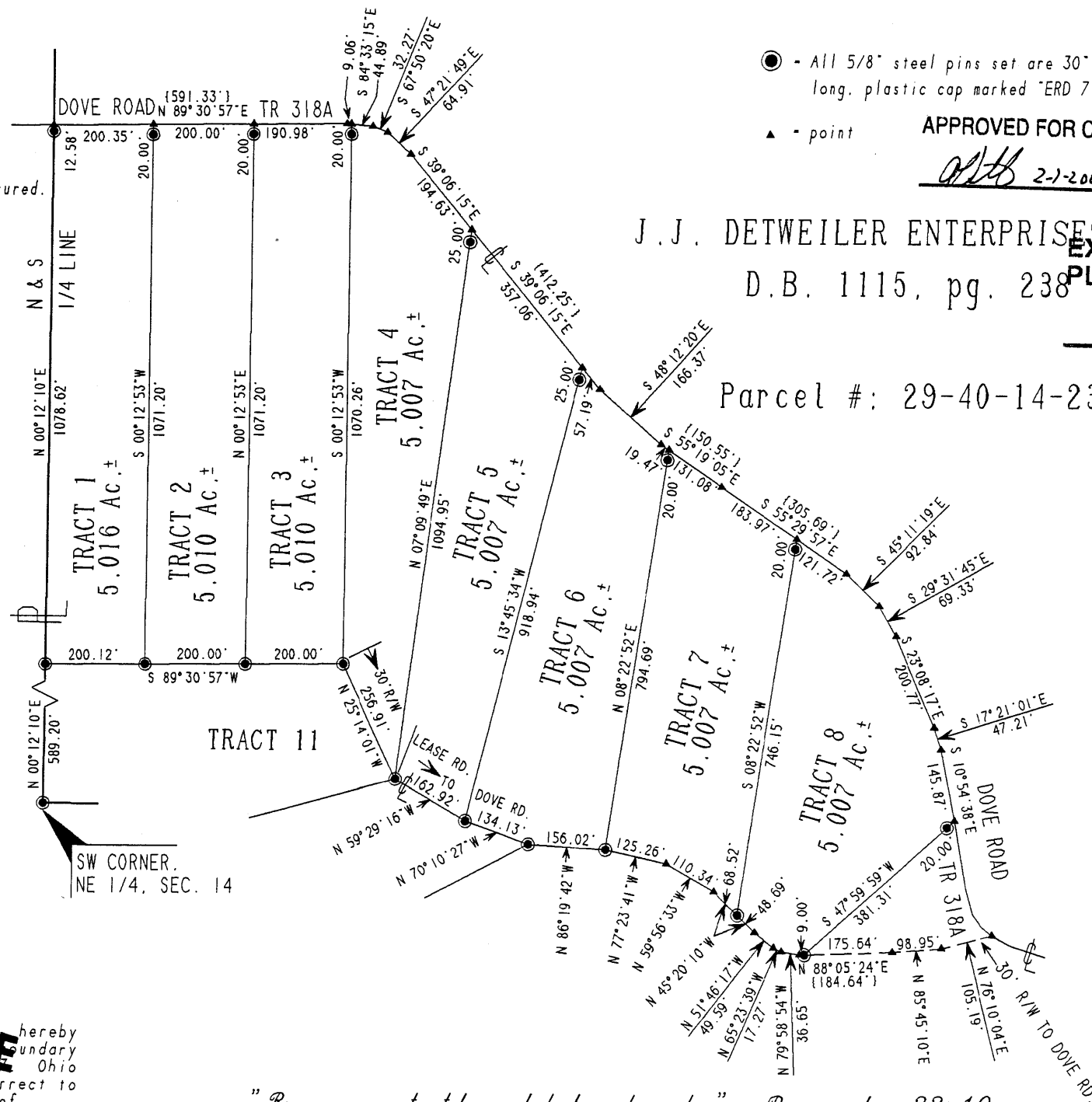
EXEMPT FROM
PLANNING COMMISSION
AL 2-1-2005

Pertinent documents: Tax maps: 29-10, 29-40

Deeds: 1068-548, 1087-201, 845-265, 953-199,
574-333, 820-99, 1027-349, 565-540, 970-345,
480-145, 979-254, 644-157, 979-248, 945-340
1115-238

Surveys by: Charles R. Harkness,
Kenneth C. Varner

NOTE: Bearings & distances (B&D)
B&D between monumentation were measured.
B&D to points were calculated.
Record B&D as marked. (Rec)



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I, Earl R. Donaker, P.S., hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733, Ohio
Administrative Code, and to be correct to
the best of my knowledge and belief.

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

J.J. DETWEILER ENTERPRISES, INC.
TRACTS: 1-8 & 30' R/W
NE 1/4, SECTION 14
SECOND QUARTER, T 3 N. R 9 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: JACKSON
COUNTY: MUSKINGUM, OHIO
DATE: NOVEMBER, 1995