

29-40-14-23-011  
8800 DOVE RD

727 Cambridge Road  
Coshocton, Ohio 43812



## LANDMARK SURVEYS

EARL R. DONAKER, P.S.

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

J.J. Detweiler Enterprises, Inc.  
TRACT 6: 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 3 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;
3. thence, S.59°29'16"E. 162.92' 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 9 courses:

1. thence, N.13°45'34"E. 918.94' to a 5/8" steel pin set;
2. thence, continuing N.13°45'34"E. 25.00' to a 5/8" steel pin set;
3. thence, S.39°06'15"E. 57.19' to a point in the centerline of Dove Road, TR 318A;
4. thence, S.48°12'20"E. 166.38' to a point in the centerline of Dove Road, TR 318A;
5. thence, S.55°19'05"E. 19.47' to a point in the centerline of Dove Road, TR 318A;
6. thence, S.08°22'52"W. 20.00' to a 5/8" steel pin set;
7. thence, continuing S.08°22'52"W. 794.69' to a 5/8" steel pin set;
8. thence, N.86°19'42"W. 156.02' to a 5/8" steel pin set;
9. thence, N.70°10'27"W. 134.13' 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

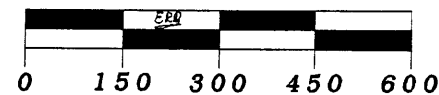
3-11-96

727 Cambridge Road  
Coshocton, Ohio 43812

## LANDMARK SURVEYS

EARL R. DONAKER, P. S.

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



SCALE: 1" = 300'

ORIGINAL PLAT 8.5" X 14"

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

2-1-2005 Trut3 only

J. J. DETWEILER ENTERPRISES, INC.

D.B. 1115, pg. 238

EXEMPT FROM  
PLANNING COMMISSION

2-1-2005

Parcel #: 29-40-14-23

**RESEARCH AND ANALYSIS**

AL SWANSON  
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

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

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



1. Earl R. Donaker, Jr., of the County of Franklin, State of Ohio, hereby certify this plat to represent a true and correct copy of a boundary survey pursuant to Chapter 4735 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

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