

29-40-17-20-001  
29-80-24-03-001

## ALAN DONAKER SURVEYING

**Alan Donaker, P.S.**

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

Phone: (740) 327-7001

Being 1.100 acres, more or less, 0.128 acres in Section 17 and 0.972 acres in Section 24, Third Quarter, Township 3 North, Range 9 West, United States Military Lands, in Township of Jackson, in the County of Muskingum, in the State of Ohio, conveyed to John M. Hoover, DR 2253-368 (part), Parcel No. 29-80-24-03-000 (part, 0.972 acres) and Parcel No. 29-40-17-20-000 (part, 0.128 acres) and more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 17;

thence, with the South line of said Section 17, S. 89° 32' 46" E. a distance of 247.37' to a point, said point being the TRUE POINT OF BEGINNING:

thence, through the property of John M. Hoover, DR 2253-368, the following 2 courses:

1. thence, N. 45° 14' 50" E. a distance of 112.31' to a  $\frac{5}{8}$ " rebar set;
2. thence, S. 44° 23' 12" E. a distance of 63.61' to a  $\frac{5}{8}$ " rebar found;

thence, with the property line of Beagle Hill Holdings, LLC, DR 2470-518, the following 3 courses:

1. thence, S. 13° 19' 38" W. a distance of 35.49' to a point;
2. thence, S. 13° 19' 38" W. a distance of 75.85' to a point;
3. thence, S. 13° 19' 38" W. a distance of 51.53' to a point in the centerline of Raiders Road;

thence, with the centerline of Raiders Road, the following 4 courses:

1. thence, S. 47° 02' 44" W. a distance of 132.92' to a point;
2. thence, S. 45° 43' 00" W. a distance of 23.60' to a point;
3. thence, S. 45° 43' 00" W. a distance of 50.00' to a point;
4. thence, S. 45° 43' 00" W. a distance of 19.69' to a point;

thence, through the property of John M. Hoover, DR 2253-368, the following 5 courses:

1. thence, N. 44° 45' 10" W. a distance of 33.94' to a  $\frac{5}{8}$ " rebar set;
2. thence, N. 44° 45' 10" W. a distance of 110.84' to a  $\frac{5}{8}$ " rebar set;
3. thence, N. 45° 14' 50" E. a distance of 21.58' to a point;
4. thence, N. 45° 14' 50" E. a distance of 50.00' to a  $\frac{5}{8}$ " rebar set;
5. thence, N. 45° 14' 50" E. a distance of 180.90' to the TRUE POINT OF BEGINNING, containing 1.100 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.

ALSO Granting and reserving a 50' Right-of-Way for ingress and egress, to be maintained by the Grantee their heirs and assigns and being in Section 24, Third Quarter, Township 3 North, Range 9 West, United States Military Lands, in Township of Jackson, in the County of Muskingum, in the State of Ohio, conveyed to John M. Hoover, DR 2253-368 (part) and more particularly described as follows:

Commencing at a stone found at the Southwest corner of Section 17;



29-40-17-20-001 A  
29-80-24-03-001 A

thence, with the South line of said Section 17, the following 2 courses:

1. thence, S. 89° 32' 46" E. a distance of 247.37' to a point;
2. thence, S. 89° 32' 46" E. a distance of 116.07' to a point;

thence, with the property line of Beagle Hill Holdings, LLC, DR 2470-518, the following 2 courses:

1. thence, S. 13° 19' 38" W. a distance of 75.85' to a point;
2. thence, S. 13° 19' 38" W. a distance of 51.53' to a point in the centerline of Raiders Road;

thence, with the centerline of Raiders Road, the following 2 courses:

1. thence, S. 47° 02' 44" W. a distance of 132.92' to a point;
2. thence, S. 45° 43' 00" W. a distance of 23.60' to a point, said point being the TRUE POINT OF BEGINNING;

thence, with the centerline of Raiders Road, S. 45° 43' 00" W. a distance of 50.00' to a point;

thence, through the property of John M. Hoover, DR 2253-368, the following 4 courses:

1. thence, N. 44° 00' 21" W. a distance of 144.96' to a point;
2. thence, N. 45° 14' 50" E. a distance of 50.00' to a  $\frac{5}{8}$ " rebar set;
3. thence, S. 44° 00' 21" E. a distance of 112.62' to a  $\frac{5}{8}$ " rebar set;
4. thence, S. 44° 00' 21" E. a distance of 32.75' TRUE POINT OF BEGINNING.

Bearings are based on DR 2253-368 and are for angular calculations only.

All  $\frac{5}{8}$ " rebars set are 30" long with plastic cap marked "AMD 8050".

Pertinent Documents: Tax Map, all Deeds and Plats shown

Flood Plain Panel #390425 0025C Zone X

Surveys by: Stephen M. Bowman

DESCRIPTION  
APPROVED

By: A. Swinehart 4/2/05  
RCH

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on July 28, in the year of our Lord Two Thousand Fourteen.

OFFICE COPY  
NOT RECORDABLE  
7/28/14



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
4/2/05  
Date Fee Paid



This property is subject to all easements, rights-of-way or restrictions, whether recorded or implied.

ALAN DONAKER SURVEYING  
19849 TR 383  
Walhonding, OH 43843  
Telephone: (740) 327-7001  
Fax: (740) 327-1083

Pertinent Documents: Tax Map  
All Deeds and Plats Shown  
Surveys by: Stephen M. Bowman  
Bearings are based on  
DR 2253-368 and are for  
angular calculations only  
FIRM# 390425 0025C ZONE X



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

4/2/15  
Date Fee Paid

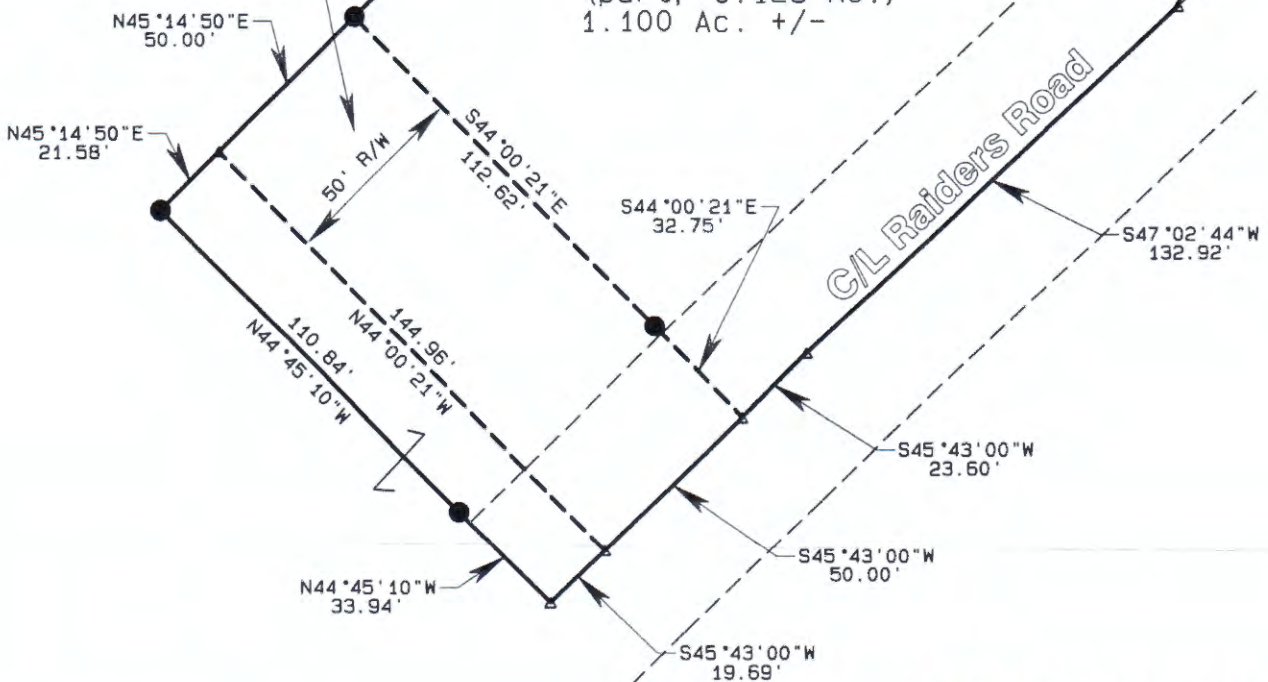
- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- 5/8" rebar found
- Stone found (with+)
- △ Point

SW Cor.  
Sec. 17

S89°32'46"E  
247.37'  
Sec. 17  
Sec. 24

Granting & Reserving a  
50' R/W for ingress &  
egress, to be maintained  
by the Grantee their heirs  
and assigns.

John M. Hoover  
DR 2253-368 (part)  
#29-80-24-03-000  
(part, 0.972 Ac.)  
#29-40-17-20-000  
(part, 0.128 Ac.)  
1.100 Ac. +/-



Approved For Transfer  
On-Lot Sewage O.K.  
Date 4/2/15  
Matt Hemm  
Zanesville-Muskingum Co.  
Health Department

OFFICE COPY  
APPROVED  
NOT RECORDABLE

John M. Hoover  
DR 2253-368  
1.100 Ac. +/- &  
50' R/W  
Sections 17 & 24  
Third Qtr., T3N, R9W  
United States Military Lands  
Jackson Township  
Muskingum County, Ohio  
Date: July 28, 2014

I, Alan Donaker, P.S. 8050, 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.

GRAPHIC SCALE 1"=50'

