42-40-03-12-001
10455 McCORT 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. 12.730 Acres

TRACT 20
Being 12.730 acres, more or less, (12.112 acres in Lot 37, part of parcel 42-40-03-12), (0.618 acres in Lot 38, part of parcel 42-40-03-10-00), in the third quarter of township 3 north, range 5 west, United States Military Lands, in the township of Monroe, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a 5/8" steel pin found at the northeast corner of Lot 37, said 5/8" steel pin found being the TRUE POINT OF BEGINNING;

thence, along the Lot line, S.02°40'27"W. 1328.76' to a point;

thence, through the property of J.J. Detweiler Enterprises, Inc., 1094-385, the following 9 courses:
1. thence, N.87°19'45"W. 1.52' to a 5/8" steel pin set;
2. thence, continuing N.87°19'45"W. 45.22' to a 5/8" steel pin set;
3. thence, N.14°53'21"W. 156.79' to a 5/8" steel pin set;
4. thence, N.72°27'09"W. 291.51' to a 5/8" steel pin set;
5. thence, N.17°49'02"W. 142.91' to a 5/8" steel pin set;
6. thence, N.35°36'44"W. 361.91' to a point;
7. thence, N.35°39'33"E. 33.00' to a 5/8" steel pin set;
8. thence, continuing N.35°39'33"E. 1028.59' to a 5/8" steel pin set;
9. thence, continuing N.35°39'33"E. 20.00' to a point in the centerline of McCort Road, TR 170;

thence, along the centerline of McCort Road, TR 170, S.32°24'00"E. 106.00' to a point;

thence, along the Lot line the following 2 courses:
1. thence, S.02°32'33"W. 49.95' to a 5/8" steel pin found;
2. thence, continuing S.02°32'33"W. 84.04' to the TRUE POINT OF BEGINNING, containing 12.730 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.

Bearings are based on Deed Book 931, page 187, and are for angular calculations only. N.01°19'58"E. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 42-40, 42-70, 02-60; deeds: 438-599, 1024-45, 754-84, 605-149, 819-129, 514-524, 1063-341, 1041-185, 931-187, 892-169, 1071-76, 1073-618, 1094-385; surveys by: Jerry Lee Gamble, W.J. Biedenbach, Joseph T. Spilker, Earl R. Donaker.

Prior deed: 1094-385.

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

OFFICE COPY
NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY [signature]
8-12-94

Remove not the old landmark. Proverbs 23:10

Coshocton, Ohio 43812

EARL R. DONAKER, P.S.

1-800-842-3264

REDUCED

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	30°07'30"	350.00'	150.94'	76.90'	149.74'	N 32° 23'50"E

SCALE: 1" = 300'

ORIGINAL PLAT 24"X36"

ACREAGE TABLE		
PARCEL #	LOT #	ACRES
TRACT 1		5.169
TRACT 2		5.001
TRACT 3		5.002
TRACT 4		4.189
TRACT 5		0.488
TRACT 20		0.5.6
TRACT 21		4.832
TRACT 22		5.649
TRACT 23		5.415
42-03-10	35	36.362
TRACT 4		0.812
TRACT 5		4.513
TRACT 6		5.001
TRACT 7		5.100
TRACT 8		5.501
TRACT 9		5.512
TRACT 10		6.012
TRACT 11		6.445
TRACT 12		6.910
TRACT 13		3.154
TRACT 14		0.040
TRACT 19		.120
TRACT 20		12.112
TRACT 21		7.272
42-03-12	37	68.984
TRACT 12		0.141
TRACT 13		2.855
TRACT 14		4.961
TRACT 15		5.001
TRACT 16		3.813
TRACT 17		5.385
TRACT 18		3.134
TRACT 19		1.868
42-03-17	36	27.128
TRACT 16		1.188
TRACT 17		0.450
TRACT 18		1.897
TRACT 19		2.013
42-03-16	29	5.548
TOTAL		138.023

J.J. DETWEILER ENTERPRISES, INC.
1094-385 138.023 Ac.
23 TRACTS

LANG ROAD TR 621

SELL ROAD TR 169

RECORT ROAD TR 170

60' R/W

John A. Rollins 1073-618

Henry D. & Sandra L. Eckhardt 931/187

Alice Porteus 1041/185

Duane F. & Teresa G. Derwacter 1063/341

David L. & Sara E. Kelly 1071-76

Hiram L. & Helen V. Mercer 514/524

Jerry M. Sherrick 819/129

LOT 38 LOT 37 LOT 36 LOT 29 LOT 28 LOT 27

LINE	BEARING	DISTANCE
L1	N 22°24'46"E	20.00
L2	N 67°16'35"E	5.18'
L3	N 79°19'E	21.82'

Pertinent Documents for maps: 42-40, 42-70, 03-69

Deeds: 438/599, 1024/45, 754/84, 603/169, 419/129, 514/524, 1063/341, 1041/185, 931/187, 892/169, 1071-76, 1073-618, 1094-385

Surveys by: Jerry Lee Geakie, R.S., Bladensburg, Joseph T. Spitler, Earl R. Donaker

Bearings are based on D.B. 931/187, N.01°19'58"E, and are for angular calculations only.

● - All 5/8" steel pins set are 30" long, plastic cap marked "EDD P-42"

⊙ - 5/8" steel pin found

* - point

- Oil well

- Electric pole

..... - 60' right-of-way

X - Fiberglass rod set on line

APPROVED FOR CLOSURE

8-12-94

REDUCED

OFFICE COPY NOT RECORDABLE

I, Earl R. Donaker, P.S. 7142, hereby certify this plat to represent a boundary survey to Chapter 1733-37 Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

NOTE:
Offset pins not otherwise marked are 20.00'.

EXEMPT FROM PLANNING COMMISSION

3-7-2005

DETERMINED FOR ENTERING TRANSFER

BY: A.L. Sunshart

8-12-94

NOTE: Distances between subdivision corners measured. Distances to points were calculated. Perimeter distances are record.

J.J. DETWEILER ENTERPRISES, INC.
1094-385 ACRES: 138.023
LOT: PART 38, 37, 36, 29
THIRD QUARTER, T. 3N, R. 5W,
UNITED STATES MILITARY LANDS
TOWNSHIP: MONROE
COUNTY: MUSKINGUM , OHIO