

44-02-15-06
5200 FAWN DR

LANDMARK SURVEYS
EARL R. DONAKER, P.S.

27 Cambridge Road
Coshocton, Ohio 43812

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

DANIEL A. & SUELLA M. PIEPER 165.478 Acres

Being 165.478 acres, more or less, all of parcels: 44-12-03-03, 81.700 acres in Lot 26 in the third quarter of township 2 north, range 8 west; 44-02-15-06, 64.263 acres ~~and 44-03-05-05~~, 16.661 acres in section 15; 44-02-14-05, 2.854 acres in section 14, in the second quarter of township 2 north, range 8 west, United States Military Lands, in the township of Muskingum, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at an USA monument found at the southeast corner of lot 26, said USA monument found being the TRUE POINT OF BEGINNING;

thence, along the south line of lot 26, N.87°37'00"W. 389.08' to a point, said point bearing S.87°37'00"E. 8.19' from a USA monument found;

thence, along the property line of the USA, K-1103, 499-405, the following 21 courses;

1. thence, N.37°27'00"E. 50.89' to a point;
2. thence, N.09°22'00"W. 307.00' to a point;
3. thence, N.60°46'00"W. 125.00' to a point;
4. thence, N.29°14'00"W. 193.00' to a point;
5. thence, N.49°26'00"W. 183.00' to a point;
6. thence, N.00°00'00"W. 101.00' to a point;
7. thence, N.07°52'00"W. 358.00' to a point;
8. thence, N.62°15'00"W. 174.00' to a point;
9. thence, S.75°18'00"W. 322.00' to a point;
10. thence, S.19°25'00"E. 215.00' to a point;
11. thence, S.17°44'00"W. 208.00' to a point;
12. thence, S.14°03'00"E. 70.00' to a point;
13. thence, S.53°25'00"W. 82.00' to a point;
14. thence, S.80°11'00"E. 135.00' to a point;
15. thence, S.37°11'00"E. 73.00' to a point;
16. thence, S.09°38'00"W. 167.00' to a point;
17. thence, S.32°34'00"E. 98.00' to a point;
18. thence, S.02°04'00"W. 139.00' to a point;
19. thence, S.54°15'00"W. 31.00' to a point;
20. thence, S.76°08'00"E. 79.00' to a point;
21. thence, S.36°52'00"E. 125.00' to a USA monument found;

thence, along the south line of lot 26, N.87°37'00"W. 648.70' to a point in Creamery Road;

thence, along the west line of lot 26 the following 2 courses:

1. thence, N.02°27'00"E. 1306.00' to a 5/8" steel pin set;
 2. thence, continuing N.02°27'00"E. 1274.40' to a 5/8" steel pin set;
- thence, along the property line of Evelyn L. Pieper, 1032-529 the following 7 courses:

1. thence, S.88°05'02"E. 139.03' to 5/8" steel pin set;
2. thence, N.02°39'08"E. 1683.09' to 5/8" steel pin set;
3. thence, S.87°37'40"E. 882.30' to 5/8" steel pin set;
4. thence, N.02°39'08"E. 348.65' to 5/8" steel pin set;
5. thence, S.87°37'40"E. 66.00' to 5/8" steel pin set;
6. thence, N.02°39'08"E. 605.35' to 5/8" steel pin set;
7. thence, continuing N.02°39'08"E. 20.00' to a point in Prior Road;

thence, along the south line of section 6, S.87°37'40"E. 721.50' to a 5/8" rebar found;

thence, along the south line of section 7, S.88°03'57"E. 478.80' to a 5/8" steel pin set;



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thence, along the property line of Suzanne B. Brauning, 1033-73, the following 2 courses:

1. thence, S.02°39'08"W. 16.50' to a 5/8" steel pin set;
2. thence, S.46°50'53"W. 686.78' to a 5/8" steel pin set;

thence, along the east line of section 15, S.02°39'08"W. 2140.91' to a point (a 5/8" steel pin set for reference, S. 0.64', W. 0.55');

thence, along the north line of lot 25, N.88°05'02"W. 176.48' to a 5/8" steel pin set;

thence, along the east line of lot 26. S.02°28'22"W. 2593.71' to the TRUE POINT OF BEGINNING, containing 165.478 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 as an appurtenance to said real estate a right of way with gates therein, as at present traveled, running from said real estate (about the center of the East line " { lot 26 } " in a southeasterly direction running through lot Number Twenty-five (25) in said Quarter township to the public road, leading from Dresden to Pleasant Valley)" as recorded in 1056-128.

Bearings are based on Deed Book 499, page 405, S.87°37'00"E. and are for angular calculations only, TRACT#: R-11103. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps: 44-01, 44-02; deeds: 1056-128, 920-164, 298-427, 1033-73, 1032-529, 503-540, 522-700, 488-524, 680-233, 1013-465, 886-323, 578-270, 499-405; surveys by: Loren Camp, R.L. Daniels, W.J. Biedenbach, Richard M. Graves.

Prior deed: 1056-128.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY 

4-25-95

OFFICE COPY
NOT RECORDABLE

727 Cambridge Road
Cassiocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993
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PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

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

• pins found as marked

0 150 300 450 600
SCALE: 1" = 300'
ORIGINAL PLAT 8.5" X 14"

Bearings are based on D.B. 499-405
S. 87°37'00"E. and are for angular
calculations only. TRACT#: K-1103

Evelyn L. Pieper
1032-529

the S. 87°37'40"E

distance 882.30'

thence, along the east line of lot 25

thence, along the west line of lot 25 the following:

thence, E. 02°2'00"W. 1306.00' to a 5/8" steel pin set;

thence, continuing E. 02°2'00"W. 1274.50' to a 5/8" steel pin set;

DANIEL A. & SUELLA M. PIEPER
1056-128
165.478 AC. ± TOTAL

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY: *[Signature]*
4-25-95

ALL
Parcel# 44-02-15-06
64.263 ac. ±

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NOT RECORDABLE

DANIEL A. & SUELLA M. PIEPER
D.B. 1056-128 ACRES: 165.478
SECTION: NE 1/4, 15, NW 1/4, 14
SECOND QUARTER, T. 2 N. R. 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: MUSKINGUM
COUNTY: MUSKINGUM, OHIO
DATE: APRIL, 1995 SHEET: 2 OF 2

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