

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

VIR-3-0112

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

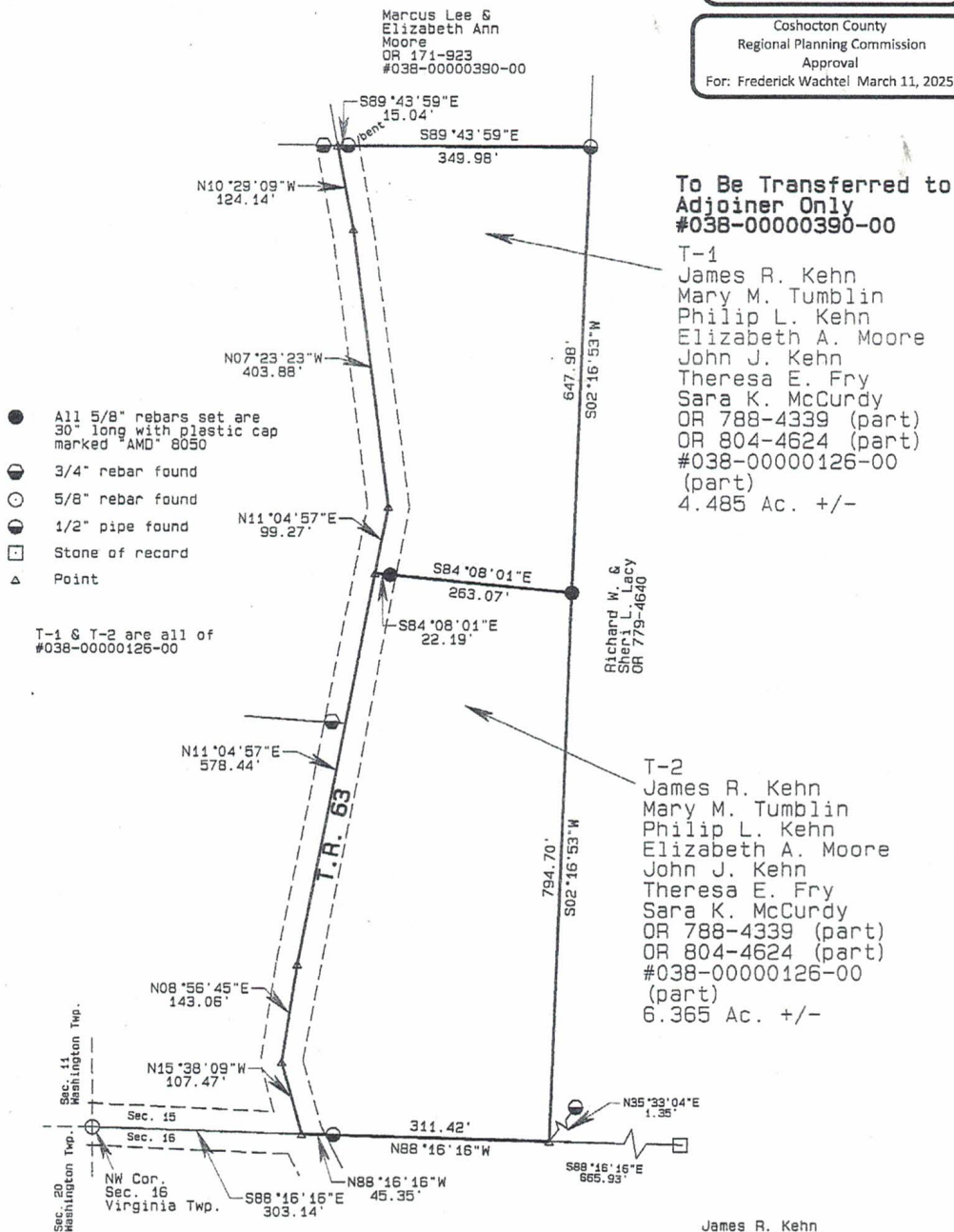
Pertinent Documents: Tax Map
All Deeds and Plats as shown

Surveys by: Alan Donaker,
Earl R. Donaker, James V. Gute,
Bruce D. Eckelberry

Bearings are based on
VIR-3-0002 and are for
angular calculations only

Plat & Legal Description
pg 2 of 2 Approval
pg 3 of 3 Coshocton County, Ohio
Jona Lee Mikesell March 11, 2025

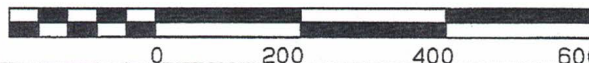
Coshocton County
Regional Planning Commission
Approval
For: Frederick Wachtel March 11, 2025



James R. Kehn
Mary M. Tumblin
Philip L. Kehn
Elizabeth A. Moore
John J. Kehn
Theresa E. Fry
Sara K. McCurdy
OR 788-4339
OR 804-4624
2 tracts
SW Qtr. Sec. 15
Third Qtr.
T4N, R7W
United States Military Lands
Virginia Township
Coshocton County, Ohio
Date: March 6, 2025

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"=200'



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T-2

Being 6.365 acres, more or less, in the Southwest Quarter of Section 15, Third Quarter, Township 4 North, Range 7 West, United States Military Lands, in the Township of Virginia, in the County of Coshocton, in the State of Ohio, conveyed to James R. Kehn, Mary M. Tumblin, Philip L. Kehn, Elizabeth A. Moore, John J. Kehn, Theresa E. Fry and Sara K. McCurdy, OR 788-4339 (part) and OR 804-4624 (part), Parcel No. 038-00000126-00 (part) and more particularly described as follows:

Commencing at a $\frac{5}{8}$ " rebar found at the Northwest corner of Section 16, Virginia Township:

thence, with the North line of Section 16, S. $88^{\circ} 16' 16''$ E. a distance of 303.14' to a point in the centerline of Township Road 63, said point being the TRUE POINT OF BEGINNING:

thence, with the centerline of Township Road 63, the following 3 courses:

1. thence, N. $15^{\circ} 38' 09''$ W. a distance of 107.47' to a point;
2. thence, N. $08^{\circ} 56' 45''$ E. a distance of 143.06' to a point;
3. thence, N. $11^{\circ} 04' 57''$ E. a distance of 578.44' to a point;

thence, through the property of James R. Kehn, Mary M. Tumblin, Philip L. Kehn, Elizabeth A. Moore, John J. Kehn, Theresa E. Fry and Sara K. McCurdy, OR 788-4339 and OR 804-4624, the following 2 courses;

1. thence, S. $84^{\circ} 08' 01''$ E. a distance of 22.19' to a $\frac{5}{8}$ " rebar set;
2. thence, S. $84^{\circ} 08' 01''$ E. a distance of 263.07' to a $\frac{5}{8}$ " rebar set;

thence, with the property line of Richard W. and Sheri L. Lacy, OR 779-4640, S. $02^{\circ} 16' 53''$ W. a distance of 794.70' to a point ($\frac{1}{2}$ " pipe found, N. $35^{\circ} 33' 04''$ E. a distance of 1.35');

thence, with the North line of Section 16, the following 2 courses:

1. thence, N. $88^{\circ} 16' 16''$ W. a distance of 311.42' to a $\frac{1}{2}$ " pipe found;
2. thence, N. $88^{\circ} 16' 16''$ W. a distance of 45.35' to the TRUE POINT OF BEGINNING, containing 6.365 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 VIR-3-0002 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 and all Deeds and Plats shown

Surveys by: Alan Donaker, Earl R. Donaker, James V. Gute, Bruce D. Eckelberry.

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on March 6, in the year of our Lord Two Thousand Twenty Five.

Alan Donaker 3/6/25



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Alan Donaker 3/6/25

