

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

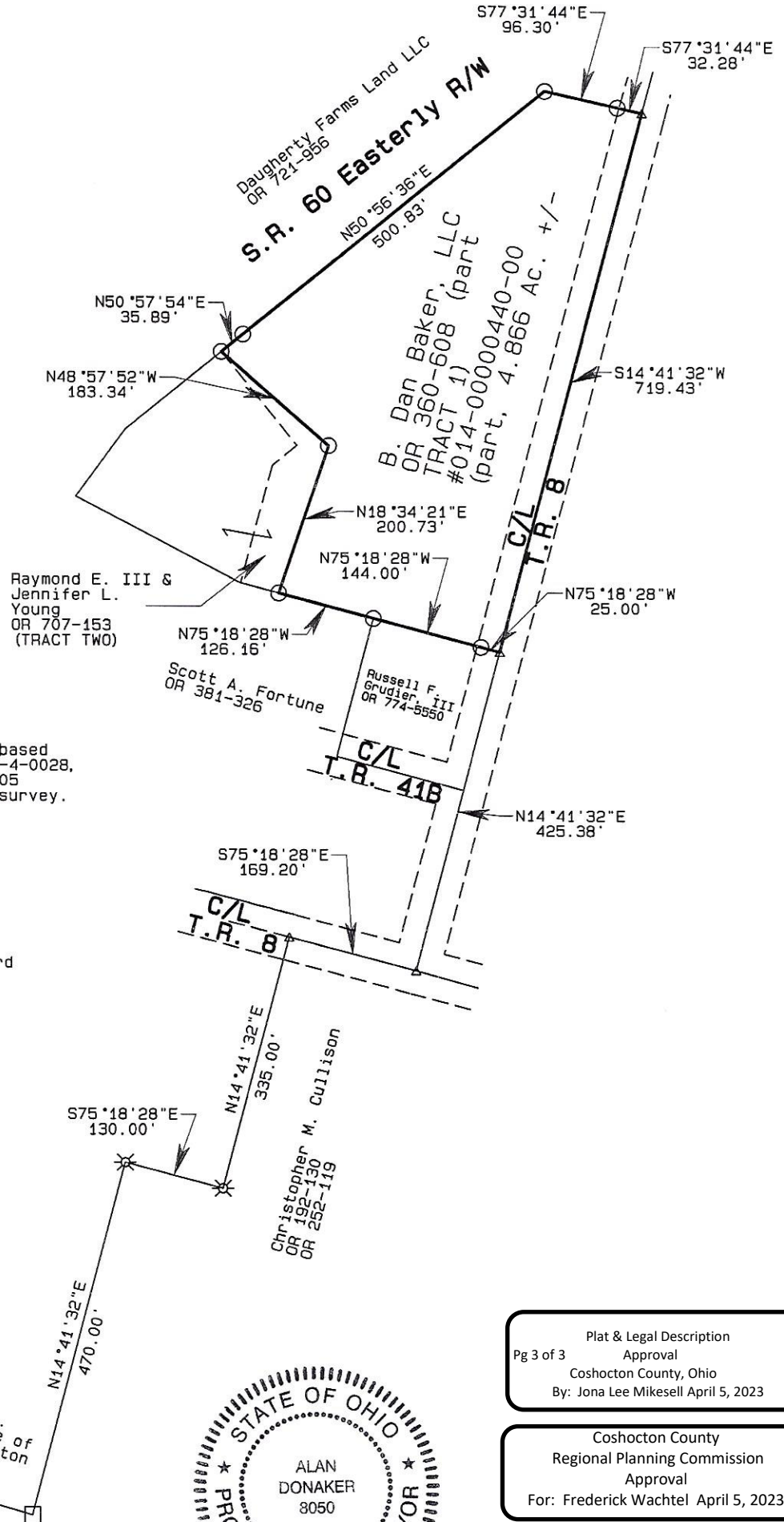
JEF-4-0128

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

Bearings are based on
JEF-4-0105 and are for
angular calculations only

Surveys By: Alan Donaker,
Earl R. Donaker, William B.
Henderson, R. Scott Johnson



NOTE: This survey is based
on survey records JEF-4-0028,
JEF-4-0077 & JEF-4-0105
and not from a field survey.

- 5/8" rebar of record
- ⊗ Concrete post of record
- Stone of record
- △ Point

SE Cor.
Village of
Harrington
PB1, T.
pg. 218



Plat & Legal Description
Pg 3 of 3
Approval
Coshocton County, Ohio
By: Jona Lee Mikesell April 5, 2023

Coshocton County
Regional Planning Commission
Approval
For: Frederick Wachtel April 5, 2023

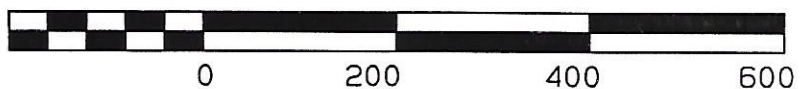
B. Dan Baker, LLC
OR 360-608
4.866 Ac. +/-
Fourth Qtr. T6N, R8W
United States Military Lands
Jefferson Township
Coshocton County, Ohio
Date: March 30, 2023

Alan Donaker 3/30/23

I, Alan Donaker, P.S. 8050, hereby
certify this plat to represent a boundary
survey and to be correct to the best of
my knowledge and belief.

GRAPHIC SCALE

1"=200'



ALAN DONAKER SURVEYING

Alan Donaker, P.S.

19849 TR 383

Walhonding, OH 43843

Fax: (740) 327-1083

Phone: (740) 327-7001

Being 4.866 acres, more or less, in the Fourth Quarter, Township 6 North, Range 8 West, United States Military Lands, in the Township of Jefferson, in the County of Coshocton, in the State of Ohio, conveyed to B. Dan Baker LLC, OR 360-608 (part, TRACT 1), Parcel #014-00000440-00 (part) and more particularly described as follows:

Commencing at a stone of record at the Southeast corner of the Village of Harrington, PB 1T., page 218:

thence, with the property line of Christopher M. Cullison, OR 192-130 and OR 252-119, the following 3 courses:

1. thence, N. $14^{\circ} 41' 32''$ E. a distance of 470.00' to a concrete post of record;
2. thence, S. $75^{\circ} 18' 28''$ E. a distance of 130.00' to a concrete post of record;
3. thence, N. $14^{\circ} 41' 32''$ E. a distance of 335.00' to a point in the centerline of Township Road 8;

thence, with the centerline of Township Road 8, the following 2 courses:

1. thence, S. $75^{\circ} 18' 28''$ E. a distance of 169.20' to a point;
2. thence, N. $14^{\circ} 41' 32''$ E. a distance of 425.38' to a point, said point being the TRUE POINT OF BEGINNING;

thence, with the extension of the property line of Russell F. Grudier, III, OR 774-5550, N. $75^{\circ} 18' 28''$ W. a distance of 25.00' to a $\frac{5}{8}$ " rebar of record;

thence, with the extension of and the property line of Russell F. Grudier, III, OR 774-5550, N. $75^{\circ} 18' 28''$ W. a distance of 144.00' to a $\frac{5}{8}$ " rebar of record;

thence, with the property line of Scott A. Fortune, OR 381-326, N. $75^{\circ} 18' 28''$ W. a distance of 126.16' to a $\frac{5}{8}$ " rebar of record;

thence, with the property line of Raymond E. III and Jennifer L. Young, OR 707-153 (Tract Two), the following two courses;

1. N. $18^{\circ} 34' 21''$ E. a distance of 200.73' to a $\frac{5}{8}$ " rebar of record;
2. N. $48^{\circ} 57' 52''$ W. a distance of 183.34' to a $\frac{5}{8}$ " rebar of record;

thence, with the property line of Daugherty Farms Land LLC, OR 721-956, the following four courses;

1. N. $50^{\circ} 57' 54''$ E. a distance of 35.89' to a $\frac{5}{8}$ " rebar of record;
2. N. $50^{\circ} 56' 36''$ E. a distance of 500.83' to a $\frac{5}{8}$ " rebar of record;
3. S. $77^{\circ} 31' 44''$ E. a distance of 96.30' to a $\frac{5}{8}$ " rebar of record;
4. S. $77^{\circ} 31' 44''$ E. a distance of 32.28' to a point;

thence, with the centerline of Township Road 8, S. $14^{\circ} 41' 32''$ W. a distance of 719.43' to the TRUE POINT OF BEGINNING, containing 4.866 acres more or less and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied;

This survey is based on survey records JEF-4-0028, JEF-4-0077, and JEF-4-0105 and not from a field survey.

Bearings are based on a JEF-4-0105 and are for angular calculations only.

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

Pertinent Documents: Tax Maps and all Deeds shown

Surveys by: Alan Donaker, R. Scott Johnson, William B. Henderson, Earl R. Donaker

Description and plat by Alan Donaker, Professional Surveyor, #8050, March 30, in the year of our Lord Two Thousand Twenty-Three.

Alan Donaker 3/30/23

