

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

KEN-2-0198

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

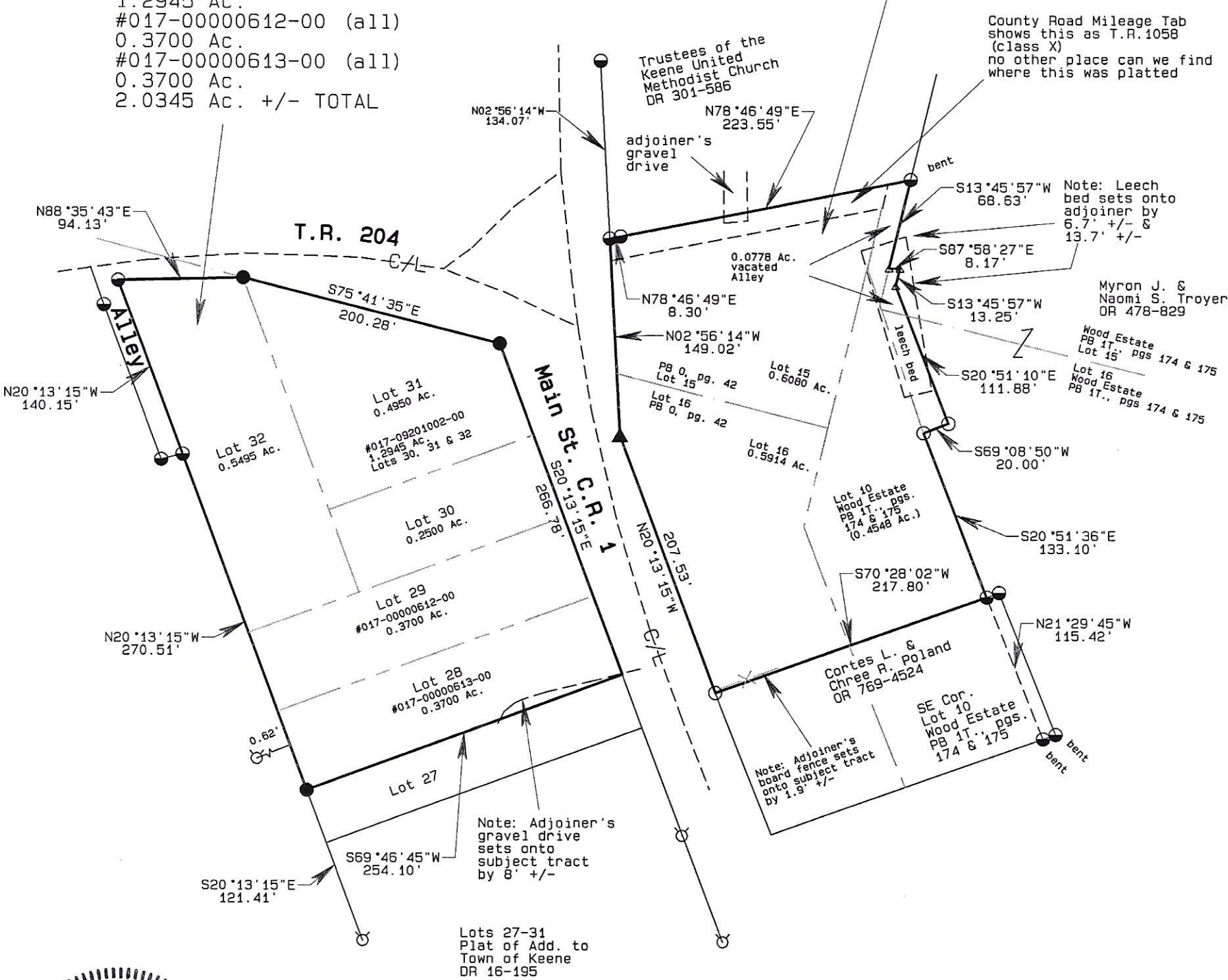
Bearings are based on
KEN-2-0182 and are for
angular calculations only

Surveys By: Alan Donaker,
R. Scott Johnson, G.A.
Stewart, James V. Gute,
James M. Matchett, G.W.
Stewart

- All 5/8" rebars set are 30" long with plastic cap marked "AMD" 8050
- 1" rebar found
- 5/8" rebar found
- 1/2" pipe found
- ▲ PK nail set
- △ Point

Directors of School District No. Two
DR 60-87 (all)
The Board of Education of Keene Township
DR 117-378 (all)
Board of Education of Keene Township
DR 147-320 (all)
Board of Education, Keene Local School District
DR 212-84 (all)
DR 246-60 (alley vacation)
DR 286-429 (alley vacation)
The Board of Education of the River View School District, Coshocton County, Ohio
DR 319-694 (all)
#017-09201059-00 (all)
(Dup. 1.74 Ac.)
1.7320 Ac. +/-

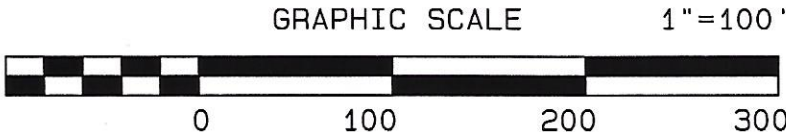
Board of Education of Keene Township
School District
DR 150-115 (all)
Board of Education of River View School District
DR 277-729 (all)
#017-09201002-00 (all)
1.2945 Ac.
#017-00000612-00 (all)
0.3700 Ac.
#017-00000613-00 (all)
0.3700 Ac.
2.0345 Ac. +/- TOTAL



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

River View School District
(Keene School)
1.7320 Ac. +/-
Lots 15 & 16, PB 0., pg. 42
Lot 10, Wood Estate,
PB 17., pgs. 174 & 175
& Lots 28, 29, 30, 31 & 32
Plat of Addition to Town
of Keene, DR 16-195
Second Qtr. T6N, R6W
United States Military Lands
Keene Township
Coshocton County, Ohio
Date: March 29, 2023

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.



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Being 1.7320 acres, more or less, 0.6080 acres in Lot 15, 0.5914 acres in Lot 16, Plat Book O, page 42 and 0.4548 acres in Lot 10 and 0.0778 acres in vacated Alley, Wood Estate, Plat Book 1, Transcribed, pages 174 and 175, in the Second Quarter, Township 6 North, Range 6 West, United States Military Lands, in the Township of Keene, in the County of Coshocton, in the State of Ohio, conveyed to Directors of School District No. Two, DR 60-87 (all), The Board of Education of Keene Township, DR 117-378 (all), Board of Education of Keene Township, DR 147-320 (all), Board of Education, Keene Local School District, DR 212-84 (all), DR 246-60 (alley vacation), DR 286-429 (alley vacation), The Board of Education of the River View School District, Coshocton County, Ohio, DR 319-694 (all), Parcel No. 017-09201059-00 (all) and more particularly described as follows:

Commencing at a ½" pipe found (bent) at the Southeast corner of Lot 10, Wood Estate, Plat Book 1, Transcribed, pages 174 and 175:

thence, with the East line of said Lot 10, N. 21° 29' 45" W. a distance of 115.42' to a ½" pipe found, said pipe being the TRUE POINT OF BEGINNING:

thence, with the property line of Cortes L. and Chree R. Poland, OR 769-4524, S. 70° 28' 02" W. a distance of 217.80' to a ⅝" rebar found;

thence, with the East line of Main Street, County Road 1, the following 2 courses:

1. thence, N. 20° 13' 15" W. a distance of 207.53' to a PK nail set;
2. thence, N. 02° 56' 14" W. a distance of 149.02' to a ½" pipe found;

thence, with the property line of Trustees of the Keene United Methodist Church, DR 301-586, the following 2 courses:

1. thence, N. 78° 46' 49" E. a distance of 8.30' to a ½" pipe found;
2. thence, N. 78° 46' 49" E. a distance of 223.55' to a ½" pipe found;

thence, with the property line of Myron J. and Naomi S. Troyer, OR 478-829, the following 6 courses:

1. thence, S. 13° 45' 57" W. a distance of 68.63' to a point;
2. thence, S. 87° 58' 27" E. a distance of 8.17' to a point;
3. thence, S. 13° 45' 57" W. a distance of 13.25' to a point;
4. thence, S. 20° 51' 10" E. a distance of 111.88' to a ⅝" rebar found;
5. thence, S. 69° 08' 50" W. a distance of 20.00' to a ⅝" rebar found;
6. thence, S. 20° 51' 36" E. a distance of 133.10' to the TRUE POINT OF BEGINNING, containing 1.7320 acres more or less and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

ALSO Lots 28, 29, 30, 31 and 32, Plat of Town of Addition to Keene, DR 16-195, in the Second Quarter, Township 6 North, Range 6 West, United States Military Lands, in the Township of Keene, in the County of Coshocton, in the State of Ohio, conveyed to Board of Education of Keene Township School District, DR 150-115 (all) and Board of Education of River View School District, DR 277-729 (all), Parcel No. 017-09201002-00 (all, 1.2945 acres), Parcel No. 017-00000612-00 (all, 0.3700 acres) and Parcel No. 017-00000613-00 (all, 0.3700 acres).

Bearings are based on KEN-2-0182 and are for angular calculations only.

Pertinent Documents: Tax Map and all Deeds Shown

Surveys by: Alan Donaker, R. Scott Johnson, G.A. Stewart, James V. Gute, James M. Matchett, G.W. Stewart

Description and plat by Alan Donaker, Professional Surveyor, #8050, from a survey of the premises on March 29, in the year of our Lord Two Thousand Twenty Three.

Alan Donaker 3/29/23

