This property is subject to all easements, rights-of-way or restrictions, whether recorded or implied. **KEN-2-0198** 0

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

Board of Education

Board of Education of River View School

#017-09201002-00 (all)

of Keene Township

School District DR 150-115 (all)

DR 277-729 (all)

District

1.2945 Ac

1" rebar found

5/8" rebar found

1/2" pipe found

PK nail set Point

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. +/-

Directors of School

County Road Mileage Tab shows this as T.R.1058 (class X) no other place can we find where this was platted #017-00000612-00 (all) Trustees of the Keene United Keene dist Church Methodist Church DR 301–586 0.3700 Ac #017-00000613-00 (all) 0.3700 Ac. 2.0345 Ac. +/- TOTAL N02 \*56 ' 14 " W-134.07' N78 \*46 ' 49 "E-223.55 adjoiner's gravel drive bent Note: Leech bed sets onto adjoiner by 6.7' +/- & 13.7' +/-S13 \*45 '57 "W 68.63 N88 \*35 '43 "E-94.13 ' T.R. 204 S87 \*58 '27 "E 0.0778 Ac. vacated Alley 8.17 S75 •41 '35 "E Myron J. & Naomi S. Troyer OR 478–829 -N78 \*46 ' 49 "E 8.30 ' S13 \*45 '57 "W ATTEX 200.28 13.25 Wood Estate PB 17-Lot 15' Pgs 174 & 175 N02°56'14"W -S20 \*51 \*10 "E Wood Estate
111.88' PB 17., Pgs 174 & 175 Lot 15 0.6080 Ac. MEIN PB 0, pg. 42 1/ed Lot 31 0.4950 Ac. N20 \*13 ' 15 " W Lot 16 PB 0, pg. 42 140.15 -09201002-00 45 AC 31 & 32 30. St. 520.13.15" Lot 32 0.5495 Ac. #017-0920 1.2945 AC Lots 30. Lot 16 0.5914 Ac. -S69 \*08 ' 50 " W 20.00 Lot 10 state Wood IT . 175 PB 4 8 AC.) (0.4548 AC.) Lot 30 0.2500 Ac. N20 · 13 · 15 "N -S20 \*51 ' 36 "E 133 . 10 ' S -570 \*28 '02 "W 217.80 ' Lot 29 #017-00000612-00 0.3700 Ac. Cortes L. Soland Chree R. A524 CR 769-4524 -N21 \*29'45"W 115.42' φ N20 \*13 15 W Lot 28 Lot 28 \*017-0000613-00 \*017-00000 Ac. SE COT. Lot 10 state | Wood Estate | PB 17.175 0.62 10 Lot 27 Note: Adjoiner's gravel drive sets onto subject tract by 8' +/-S69 \*46 '45 "W-254.10 ' S20 \*13 '15 "E-121.41 ' Lots 27-31 Plat of Add. to Town of Keene DR 16-195

ALAN DONAKER 8050 O SONAL SONA ALAM ALAM

3/29/23 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"=100' 100 200 300

0

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

River View School District River View School District (Keene School)
1.7320 Ac. +/Lots 15 & 16, PB O., pg. 42
Lot 10, Wood Estate,
PB 1T., pgs. 174 & 175
& Lots 28, 29, 30, 31 & 32
Plat of Addition to Town
of Keene, DR 16-195
Second Gtr. T6N, R6W
United States Military Lands
Keene Township Keene Township Coshocton County, Ohio Date: March 29, 2023

## ALAN DONAKER SURVEYING

## Alan Donaker, P.S. 19849 TR 383 Walhonding, OH 43843

Fax: (740) 327-1083 Phone: (740) 327-7001

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 5/8" 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 1/2" 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  $\frac{1}{2}$ " pipe found;
- 2. thence, N. 78° 46' 49" E. a distance of 223.55' to a 1/2" 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 5/8" rebar found;
- 5. thence, S. 69° 08' 50" W. a distance of 20.00' to a 5%" 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).

Plat & Legal Description Pg 1 of 3 Approval Coshocton County, Ohio By: Jona Lee Mikesell April 5, 2023 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.

Um Donka 3/29/23

