

Professional Land Surveying P.O. Box 1770 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644 Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

## Legal Description 50.779 Acres

## All of David L. & Mary M. Thomas parcel: (Deed Volume 651, Page 348) All of Auditor's Parcel No. 35-30-51-07-000

Situated in the Township of Licking, County of Muskingum, State of Ohio, and being a part of Quarter Township 3, Quarter, Township 2N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of the residual lands conveyed to David L. & Mary M. Thomas, as recorded in Deed Volume 651, Page 348, in the Muskingum County Deed Records, being all of Auditor's Parcel No. 35-30-51-07-000, and being further described as follows;

Commencing at stone found on the line between Licking & Muskingum Counties marking the Northwest corner of said Quarter Township 3;

Thence, S 02°20'41" W 817.00 feet with the line between Licking & Muskingum Counties, to the South Right of Way Line of the Baltimore & Ohio Railroad;

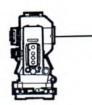
Thence with the South Right of Way Line of the Baltimore & Ohio Railroad, with the following three (3) courses and distances:

- 1) S 72°10'55" E 248.74 feet to an angle point;
- 2) S 67°20'28" E 526.15 feet to an angle point;
- 3) S 67°37'53" E 703.60 feet to an iron pin set marking the Northeast corner of a parcel conveyed to the United States of America, as recorded in Deed Volume 493, page 373, on the West line of said Parcel conveyed to Thomas of which this description is a part, and being the **PRINCIPAL PLACE OF BEGINNING**, of the parcel herein to be described;

Thence, N 02°30′29″ E 647.89 feet with the West line of said parcel conveyed to Thomas of which this description is a part, the same being the East line of said parcel conveyed to The United States of America, to an inaccessible point being the Southwest corner of a 36.11 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 348, Page 199, passing over iron pins set at 288.76 feet & 375.89 feet respectively, and passing over a concrete monument found at 446.21 feet;

Thence with the South line of said parcel conveyed to The United States of America, with the following four (4) courses and distances:

- 1) S 64°38'32" E 302.92 feet to an angle point;
- S 89°32'20" E 303.28 feet to an angle point;
- 3) N 59°28'50" E 402.76 feet to an angle point;
- 4) N 85°37'35" E 505.42 feet to an inaccessible point on the East line of said parcel conveyed to Thomas of which this description is a part;



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Thence, S 02°44'15" W 1354.85 feet with the West line of said parcel conveyed to The United States of America, the same being the East line of said parcel conveyed to Thomas, to an iron pin set marking the Northeast corner of a 9.731 Acre parcel conveyed to Brian L. & Lorena Hindel, as recorded in O.R. Volume 1146, Page 6, and being on the South line of the Baltimore & Ohio Railroad;

Thence, N 66°50'41" W 255.33 feet with the South line of the Baltimore & Ohio Railroad, the same being the North line of said 9.731 Acre parcel conveyed to Hindel, and extending along the North line of a 0.493 Acre parcel conveyed to Brian L. & Lorena Hindel, as recorded in O.R. Book 2209, Page 657, and passing over an iron pin set at 226.43 feet;

Thence, S 02°02'29" W 903.72 feet with the West line of said 0.493 Acre parcel conveyed to Hindel, to an iron pin set:

Thence, S 76°10'01" E 23.87 feet with the South line of said 0.493 Acre parcel, to an iron pin set on the West line of said 9.731 Acre parcel conveyed to Hindel;

Thence, S 22°32'02" W 384.85 feet with the West line of said 9.731 Acre parcel conveyed to Hindel, to a mag nail set in the centerline of Pleasant Valley Road (Co. Road 408), and passing over an iron pin set at 350.55 feet;

Thence with the centerline of Pleasant Valley Road, with the following six (6) courses and distances:

- 1) N 59°48'20" W 272.83 feet to an angle point;
- 2) N 57°10'55" W 180.12 feet to an angle point;
- 3) N 51°01'46" W 282.12 feet to an angle point;
- 4) N 49°02'04" W 142.36 feet to an angle point;
- 5) N 48°54'12" W 264.50 feet to an angle point;
- 6) N 48°44'10" W 171.96 feet to a mag nail set marking the Southeast corner of a 1.96 Acre parcel conveyed to Jeffrey W. & Beverly S. Singleton, as recorded in O.R. Book 2174, Page 418;

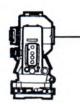
Thence, N 02°30'29" E 967.10 feet leaving Pleasant Valley Road with the East line of said parcel conveyed to Singleton, and extending along the East line of a parcel conveyed to Geraldine M. Eshelman, Trustee ETAL, as recorded in O.R. Book 2593, Page 356, and extending along the East line of said parcel conveyed to The United States of America, to the PRINCIPAL PLACE OF BEGINNING, passing over an iron pin set at 50.00 feet, passing over a 5/8" o.d. iron pin found at 319.29 feet, also passing over a monument stamped United States of America at 411.07 feet, and containing 62.013 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to the Flood Zone 'A' plain, if applicable, as per Community Panel No. 39119C0145G, dated July 6, 2010, of the FEMA maps of this area.

Subject to any easements to The United States of America for back flow of the Licking River.

Subject to the Right of Way of the Baltimore & Ohio Railroad.

The bearings of the above description are based on the line between Licking & Muskingum Counties, as being S 02°20'41" W, and is an assumed Meridian used to denote angles only.



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#### Excepting the following 9.404 Acre parcel known as EXCEPTION NO. 1:

Being a Survey of Tract B-212A conveyed to The United States of America, as recorded in Deed Volume 348, Page 199, and being more particularly described as follows:

Commencing at stone found on the line between Licking & Muskingum Counties marking the Northwest corner of said Quarter Township 3;

Thence, S 02°20'41" W 817.00 feet with the line between Licking & Muskingum Counties, to the South Right of Way Line of the Baltimore & Ohio Railroad;

Thence with the South Right of Way Line of the Baltimore & Ohio Railroad, with the following three (3) courses and distances:

- 1) S 72°10'55" E 248.74 feet to an angle point;
- 2) S 67°20'28" E 526.15 feet to an angle point;
- 3) S 67°37'53" E 703.60 feet to an iron pin set marking the Northeast corner of a parcel conveyed to the United States of America, as recorded in Deed Volume 493, page 373, on the West line of said Parcel conveyed to Thomas of which this description is a part, and being the PRINCIPAL PLACE OF BEGINNING, of the 9.404 Acre exception herein to be described;

Thence, N 02°30'29" E 288.76 feet with the West line of said parcel conveyed to Thomas of which this description is a part, the same being the East line of said parcel conveyed to The United States of America, to an iron pin set;

Thence, S 66°52'17" E 1514.44 feet with a line across said parcel conveyed to Thomas of which this description is a part, to an iron pin set on the East line thereof, and being on the West line of a parcel conveyed to The United States of America, as recorded in Deed Volume 493, Page 373;

Thence, S 02°44'15" W 289.08 feet with the West line of said parcel conveyed to The United States of America, the same being the East line of said parcel conveyed to Thomas, to an iron pin set marking the Northeast corner of a 9.731 Acre parcel conveyed to Brian L. & Lorena Hindel, as recorded in O.R. Volume 1146, Page 6, and being on the South line of the Baltimore & Ohio Railroad;

Thence, N 66°50'41" W 1513.47 feet with the South line of the Baltimore & Ohio Railroad, the same being the North line of said 9.731 Acre parcel conveyed to Hindel, and extending along the North line of a 0.493 Acre parcel conveyed to Brian L. & Lorena Hindel, as recorded in O.R. Book 2209, Page 657, to the PRINCIPAL PLACE OF BEGINNING, and passing over an iron pins set at 226.43 feet & 255.33 feet, and containing 9.404 Acres, more or less.

### Also Excepting the following 1.830 Acre parcel known as EXCEPTION NO. 2:

Being a Survey of Tract B-212C conveyed to The United States of America, as recorded in Deed Volume 348, Page 199, and being more particularly described as follows:



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Commencing at stone found on the line between Licking & Muskingum Counties marking the Northwest corner of said Quarter Township 3;

Thence, S 02°20'41" W 817.00 feet with the line between Licking & Muskingum Counties, to the South Right of Way Line of the Baltimore & Ohio Railroad;

Thence with the South Right of Way Line of the Baltimore & Ohio Railroad, with the following three (3) courses and distances:

- 1) S 72°10'55" E 248.74 feet to an angle point;
- 2) S 67°20'28" E 526.15 feet to an angle point;
- 3) S 67°37'53" E 703.60 feet to an iron pin set marking the Northeast corner of a parcel conveyed to the United States of America, as recorded in Deed Volume 493, page 373, on the West line of said Parcel conveyed to Thomas of which this description is a part;

Thence, N 02°30'29" E 375.89 feet continuing with the West line of said parcel conveyed to Thomas of which this description is a part, the same being the East line of said parcel conveyed to The United States of America, to an iron pin set, and being the PRINCIPAL PLACE OF BEGINNING, of the 1.830 Acre exception herein to be described;

Thence, N 02°30'29" E 70.32 feet continuing with the West line of said parcel conveyed to Thomas of which this description is a part, the same being the East line of said parcel conveyed to The United States of America, to a concrete monument found;

Thence with the a line across said parcel conveyed to Thomas of which this description is a part, with the following three (3) courses and distances:

- 1) S 73°26'45" E 330.86 feet to an iron pin set;
- 2) S 67°27'42" E 186.20 feet to an iron pin set;
- 3) S 72°23'00" E 955.74 feet to an iron pin set on the East line thereof, and being on the West line Of a parcel conveyed to The United States of America, as recorded in Deed Volume 493, Page 373;

Thence, S 02°44'15" W 51.74 feet with the West line of said parcel conveyed to The United States of America, the same being the East line of said parcel conveyed to Thomas, to a concrete monument found;

Thence with a line across said parcel conveyed to Thomas of which this description is a part, with the following five (5) courses and distances:

- 1) N 72°01'16" W 1088.75 feet to an iron pin set;
- 2) S 83°16'44" W 75.37 feet to an iron pin set;
- 3) N 72°13'06" W 30.28 feet to an iron pin set;
- N 60°07'11" W 76.17 feet to an iron pin set;
- 5) N 72°25'12" W 204.90 feet to the <u>PRINCIPAL PLACE OF BEGINNING</u>, and containing 1.830 Acres, more less, and subject to all legal right of ways, easements, zoning ordinances, and restrictions of record.



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After Exception No. 1 & Exception No. 2, the residual acreage is **50.779 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to the Flood Zone 'A' plain, if applicable, as per Community Panel No. 39119C0145G, dated July 6, 2010, of the FEMA maps of this area.

Subject to any easements to The United States of America for back flow of the Licking River.

The bearings of the above description are based on the line between Licking & Muskingum Counties, as being S 02°20'41" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" x 30" long rebars with red caps labeled "S.A. ENGLAND #7452".

Dated 3/23/18

Scott A. England P.S.

Job No. 2741-15MU-Final-Revi

APPROVED G G MIS

SCOTT

ENGLAND
S-7452

GISTER

Plat of Survey
Township of Licking, County of Muskingum, State of Ohio, part of Quarter Township 3, Township 2N, Range 9W, of the United States Military Lands. PROPERTY LOCATION: Situated in the Township of Licking, County of Muskingum, State of Ohio, being a part of the Third Quarter, Township 2N, Range Distance Tract 2 & Tract 3 are subject to an easement across the entire, 9W, of the United States Military Lands. S 76°10'01" E 23.87 parcels to The United States of America, as recorded N 58°50'13" W in Deed Volume 348, Page 199. L2 126.48 Being a Survey of the residual of an original parcel conveyed to L3 S 72°25'12" E David L. & Mary M. Thomas, as recorded in Deed Volume 651, S 60°07'11" E L4 76.17 Page 348, in the Muskingum County Deed Records, and being all S 72°13'06" E 30.28 of Auditor's Parcel No. 35-30-51-07-000. N 83°16'44" E 75.37 505.42 N 85°37'35" E The bearings of this plat are based on the line between Licking & THE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 Tract B-212-B: 36.11 Acres Deed Volume 348, Page 199 Muskingum Counties, as being S 02°20'41" W, and is an assumed Meridian used to denote angles only. 201.68 S 89°32'20" E 303.28 POINT OF COMMENCEMENT: S 02°20'41" V 817.00' P.O.B. David L, & Mary M. Thomas Deed Volume 651, Page 348 P.P.N. 35-30-51-07-000 N 73°26'45" W NW CORNER QUARTER TWP. 3 EXC.NO.2 LICKING TWP., ON LINE BETWEEN -70.32' THE UNITED STATES O N 67°27'42" W LICKING & MUSKINGUM COUNTIES THE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 P.P.N. 35-02-71-02-000 P.P.N. 35-02-71-02-000 13.532 Acres in this parcel 1354.85 S 72°10'55" E 248.74 **EXCEPTION NO. 2** .830 Acres 5.550 Acres in this parcel 526.15 HE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 Deed Volume 493, Page 373 1088.75 THE UNITED STATES OF AMERICA
Deed Volume 493, Page 373 BALTIMORE & OITIO RAILROAD RIGHT OF WAY (100 Wide) EXCEPTION NO. 1 avid L. & Mary M. Thor Deed Volume 651, Page 348
P.P.N. 35-30-51-07-000 THE P.O.B. Original Parcel P.O.B. EX.NO.1 02°30'29" 50.779 Acres (after Exception No. 1 & Exception No. 2) 903 David L. & Mary M. Thomas L. & Lorena M. Hindel es: O.R. Volume 1146, Page es: O.R. Book 2209, Page 6. I. 35-30-51-07-003 PREPARED FOR: Deed Volume 651, Page 348 P.P.N. 35-30-51-07-000 David & Mary Thomas Nashport, Ohio LEGEND N 48°44'10" W - 5/8" o.d. Iron Pin Found - Iron Pin Set 5%\* Retur-30" long w/ Red I.D. Cap Labeled S.A. England #7452 - Monument stamped U.S.A. N 48°54'12" W 264.50 • SCOTT A. **ENGLAND** N 49°02'04" W - 10" Wood Corner Post Found Mag Nail Found N 51°01'46" W N 57°10'55" W Subject to the Flood Zone 'A' Plain, as per Community Panel No. 3911C0145G, dated July 6, 2010, of the FEMA maps of this area. DESCRIPTION FFICE COPY N 59°48'20" PREPARED BY: GRAPHIC SCALE S.A. ENGLAND SURVEYING

3/13/18

Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

Professional Land Surveying

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#### Page 348, of Auditor Situated in the Township of Licking, County of Muskingum, State of Ohio, being a part of the Third Quarter, Township 2N, Range 9W, of the United States Military Lands. The bearings of this plat are based on the line betwe Muskingum Counties, as being S 02°20'41" W, and Meridian used to denote angles only. PROPERTY LOCATION: S 02°20'41" W I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge. Subject to the Flood Zone 'A' Plain, as per Community Panel No. David & Mary Thomas Nashport, Ohio 3911C0145G, dated July 6, 2010, of the FEMA maps of this area avid L. & Mary M. Thomas, as recorded in Deed Volume 651, ge 348, in the Muskingum County Deed Records, and being all Auditor's Parcel No. 35-30-51-07-000. PREPARED FOR: Township of 817.00' a Survey of the residual of an original parcel conveyed to Township Iron Pin Set 58" Rebar-30" long w/Red I.D. Cap Labeled S.A. England #7452 Stone Found LEGEND South R/W Line 72°10'55"E 248.74 10" Wood Corner Mag Nail Set Mag Nail Found POINT OF COMMENCEMENT: NW CORNER QUARTER TWP. 3 LICKING TWP., ON LINE BETWEEN LICKING & MUSKINGUM COUNTIES ent stamped U.S.A S 67°20'28"E Cohio 2N, Geraldine M. Eshelman, Trustee, ETAL O.R. Volume 2593, Page 356 icking, THE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 Deed Volume 493, Page 373 THE UNITED STATES OF AMERICA Range Jeffiey W. & Beveryly S. Singlet P.P.N. 35-30.51-08-000 between Licking & V, and is an assumed \$ 67'37'53"E ounty 703.60 9W is an P.O.B. EXC.NO.2 9 N 02°30'29" E 647.89' of the of N 02°30'29" 967.10' 269.29' 91.78 118 288.76 Muskingum, L3 THE UNITED STATES OF AMERICA: Tract B-212-C: 1.91 Acres/Deed CHON LATINA THUSHAIL P.O.B. Original Parcel No66°50'41" W N 48°44'10" W ~ 171.96' \$6403832"1 N 73°26'45" W **United States** (after No. THE UNITED STATES OF AMERICA P.P.N. 35.02-71-02.00 AMERICA Deed Volume 348, Page 199 GRAPHIC BALTIMORE & OHIO RAILROAD RIGHT OF WAY (100' Wide) N 48°54'12" W 264.50' N 58°50'13" W S 72°25'12" E S 60°07'11" E S 72°13'06" E S 76°10'01" E N 83°16'44" E Exception No. Bearing LINE TABLE SCALE S 89°32'20" E 303.28' N 49°02'04" / 142.36' THE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 Tract B-212-B: 36.11 Acres Deed Volume 348, Page 199 State Distance Co. post Mag. 204.90' 76.17' 30.28 126.48 75.37 23.87" Military Lar .550 Acres in this t 0 N 51°01'46" \ \( 282.12' \) David L. & Mary M. Thomas Deed Volume 651, Page 348 P.P.N. 35-30-51-07-000 × of EXCEPTIONNO 80 S 72°01'16"E Ohio, N 59°48'20" 272.83' 9.404 Acres Exception Tract 2 NOTE: parcels to The Union Deed Volume W N 57°10'55" / 180.12' 13 80 part X Parcel Tract 3 are subject to an easement across the The United States of America, as recorded Volume 348, Page 199. nds. 532 No. 2) David L. & Mary M. Thom Deed Volume 651, Page 34 P.P.N. 35-30-51-07-000 X of Acres in this parcel NORTHRWLINE XCEPTION .830 E 199/P.P.N.35-02-71-02-000 Quarter 384.85 David L. & Mary M. Thon P.P.N. 35-30-51-07-000 85°37'35" Acres 5'22°32'02" 1088.75 407.59 S 02°02'29" W 903.72 S.A. ENGLAND SURVEYING Professional Land Surveying P.O. Box 1770 Buckeye Lake, Ohio 43008 PHONE: 740-323-0644 WWW.SURVEYOHIO.COM 36,504 H NO. Brian L. & Lorena M. Hindel Township 9.731 Acres: O.R. Volume 1146, Page 6 0.493 Acres: O.R. Book 2209, Page 657 P.P.N. 35-30-51-07-003 289.08' 5/14m15 245.87 768.16' entire. S 02°44'15" W 1354.85 THE UNITED STATES OF AMERICA P.P.N. 35-02-71-02-000 South Prop. Line Deed Volume 493, Page 373

Scott A. England, P.S.

Ohio Registered Surveyor #S-7452



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Thence with the South Right of Way Line of the Baltimore & Ohio Railroad, with the following three (3) courses and distances:

- 1) S 72°10'55" E 248.74 feet to an angle point;
- 2) S 67°20'28" E 526.15 feet to an angle point;
- 3) S 67°37'53" E 703.60 feet to an iron pin set marking the Northeast corner of a parcel conveyed to the United States of America, as recorded in Deed Volume 493, page 373, on the West line of said Parcel conveyed to Thomas of which this description is a part, and being the **PRINCIPAL PLACE**OF BEGINNING, of the parcel herein to be described;

Thence, N 02°30'29" E 647.89 feet with the West line of said parcel conveyed to Thomas of which this description is a part, the same being the East line of said parcel conveyed to The United States of America, to an inaccessible point being the Southwest corner of a 36.11 Acre parcel conveyed to The United States of America, as recorded in Deed Volume 348, Page 199, passing over iron pins set at 288.76 feet & 375.89 feet respectively, and passing over a concrete monument found at 446.21 feet;

Thence with the South line of said parcel conveyed to The United States of America, with the following four (4) courses and distances:

- 1) S 64°38'32" E 302.92 feet to an angle point;
- 2) S 89°32'20" E 303.28 feet to an angle point;
- 3) N 59°28'50" E 402.76 feet to an angle point;
- 4) N 85°37'35" E 505.42 feet to an inaccessible point on the East line of said parcel conveyed to Thomas of which this description is a part;