

S.A. ENGLAND SURVEYING

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;

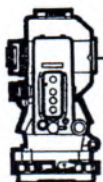
Thence with the South Right of Way Line of the Baltimore & Ohio Railroad, with the following three (3) courses and distances:

- 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;
- 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;



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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;

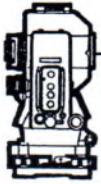
Thence, **N 02°30'29" E 967.10 feet** leaving Pleasant Valley Road with the East line of said parcel conveyed to Singleton, and extending along the East line of a parcel conveyed to Geraldine M. Eshelman, Trustee ETAL, as recorded in O.R. Book 2593, Page 356, and extending along the East line of said 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;

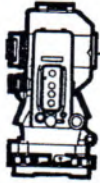
Thence, S 66°52'17" E 1514.44 feet with a line across said parcel conveyed to Thomas of which this description is a part, to an iron pin set on the East line thereof, and being on the West line of a parcel conveyed to The United States of America, as recorded in Deed Volume 493, Page 373;

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;

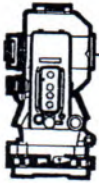
Thence with the a line across said parcel conveyed to Thomas of which this description is a part, with the following three (3) courses and distances:

- 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;
- 4) N 60°07'11" W 76.17 feet to an iron pin set;
- 5) N 72°25'12" W 204.90 feet to the **PRINCIPAL PLACE OF BEGINNING**, 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
OFFICE COPY
NOT RECORDABLE
Scott A. England P.S.
Ohio Registered Surveyor #7452
Job No. 2741-15MU-Final-Rev 1

DESCRIPTION
APPROVED
By: *9/14/15*



Township of Licking, County of Muskingum, State of Ohio, part of Quarter Township 3, Township 2N, Range 9W, of the United States Military Lands.

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 between Licking & Muskingum Counties, as being S 02°20'41" W, and is an assumed Meridian used to denote angles only.

No.	Bearing	Distance
L1	S 76°10'01" E	23.87'
L2	N 58°50'13" W	126.48'
L3	S 72°25'12" E	204.90'
L4	S 60°07'11" E	76.17'
L5	S 72°13'06" E	30.28'
L6	N 83°16'44" E	75.37'

Tract 2 & Tract 3 are subject to an easement across the entire, parcels to The United States of America, as recorded in Deed Volume 348, Page 199.

THE UNITED STATES OF AMERICA
P.P.N. 35-02-71-02-000
Deed Volume 493, Page 373

Geraldine M. Eshelman, Trustee, ETAL
61.406 Acres
O.R. Volume 2593, Page 356
P.P.N. 35-50-51-10-000

Jeffrey W. & Beverly S. Singleton
1.96 Acres
O.R. Volume 2174, Page 418
P.P.N. 35-30-51-08-000

David & Mary Thomas
Nashport, Ohio

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- 5/8" Retur-30" long w/ Red I.D. Cap
Labeled S.A. England #7452
- ⊕ - Monument stamped U.S.A.
- - Stone Found
- △ - Mag Nail Set
- - 10" Wood Corner Post Found
- ▲ - Mag Nail Found

DESCRIPTION
APPROVED

By: (Signature)

I hereby certify that an actual survey was made of the premises,
and that this plat is correct to the best of my knowledge.

(IN FEET)
1 inch = 150 ft

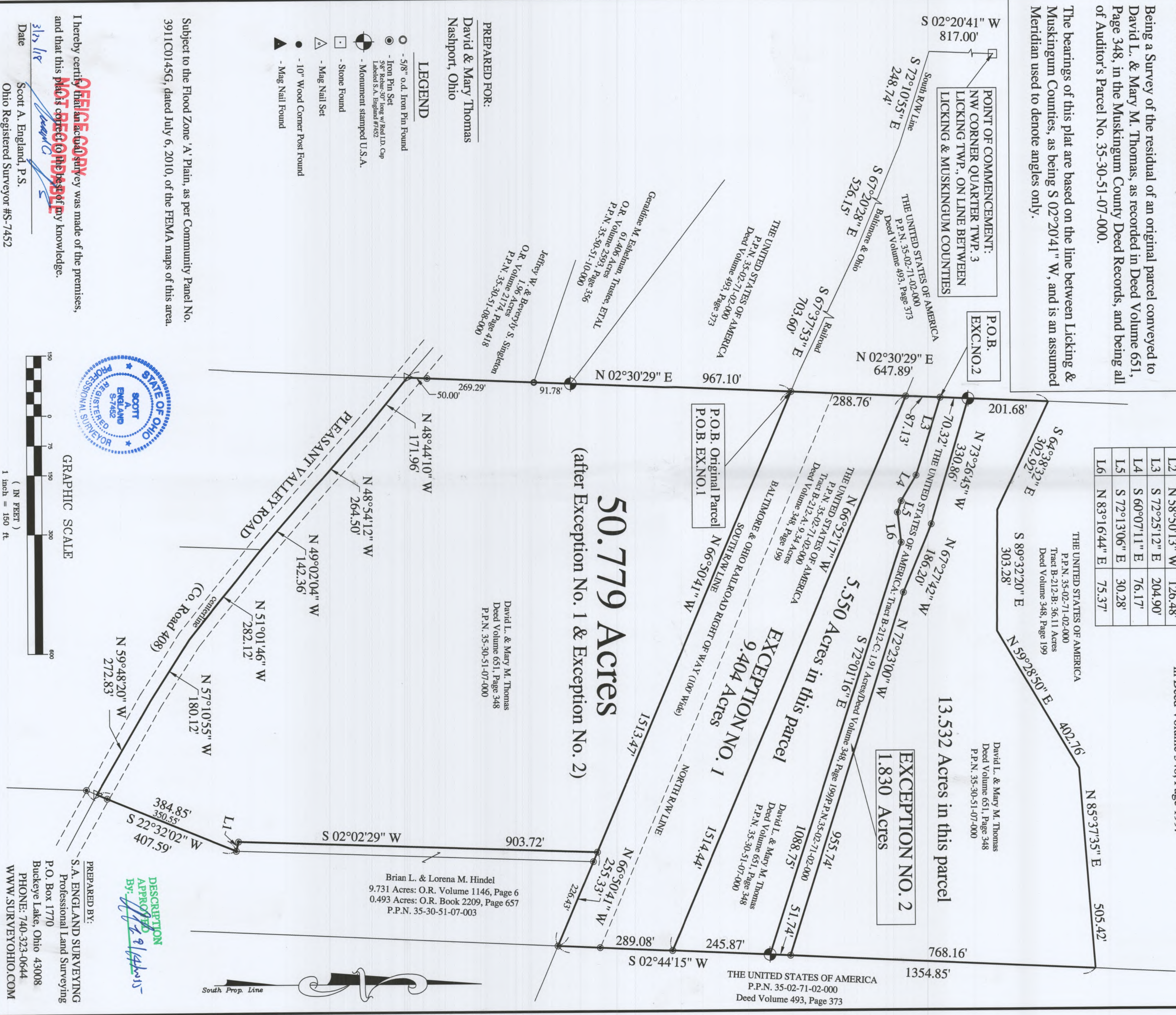
FEET)
= 150 ft

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PROPERTY LOCATION:
Sited 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 between Licking & Muskingum Counties, as being S 02°20'41" W, and is an assumed Meridian used to denote angles only.

NOTE:
Tract 2 & Tract 3 are subject to an easement across the entire, parcels to The United States of America, as recorded in Deed Volume 348, Page 199.





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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

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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:

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- 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;