

Tract Four, 36.80 Acres

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of Lot 2 of William Craig's Survey of the Southeast Quarter of Quarter Township 3, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by Alice M. Taylor, Life Estate ETAL, as per DR 1100-221, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pin found at the northwest corner of the Northeast Quarter of Lot 2 of William Craig's Survey in Quarter Township 3, Township 2, Range 9, United States Military Lands, and being the northeast corner of lands presently owned by J. P. and J. A. Bice,(OR 2269-129);

Thence along the east line of said Bice lands, South 02 degrees 38 minutes 05 seconds West, 681.00 feet to an iron pin set, and the principal place of beginning;

Thence through the lands presently owned by Alice M. Taylor, Life Estate ETAL(DR 1100-221), North 42 degrees 53 minutes 08 seconds East, 812.69 feet to a point in the centerline of Pleasant Valley Road, passing an iron set at 790.49 feet;

Thence along the centerline of said road the following nine courses:

- 1.) South 63 degrees 20 minutes 42 seconds East, 68.80 feet to a point;
- 2.) South 67 degrees 12 minutes 44 seconds East, 122.21 feet to a point;
- 3.) Along a curve to the right having a radius of 343.12 feet and an arc length of 196.13 feet, and a chord which bears South 50 degrees 28 minutes 06 seconds East, 193.47 feet to a point;
- 4.) South 35 degrees 15 minutes 54 seconds East, 229.22 feet to a point;
- 5.) South 27 degrees 59 minutes 01 seconds East, 63.96 feet to a point;
- 6.) South 31 degrees 29 minutes 13 seconds East, 120.06 feet to a point;
- 7.) South 25 degrees 41 minutes 48 seconds East, 110.87 feet to a point
- 8.) South 22 degrees 17 minutes 03 seconds East, 182.68 feet to a point;
- 9.) Along a curve to the left having a radius of 650.08 feet and an arc length of 298.37 feet, and a chord which bears South 34 degrees 19 minutes 44 seconds East, 295.75 feet to a point;

Thence through the said Taylor lands the following seven courses:

- 1.) South 54 degrees 29 minutes 48 seconds West, 120.21 feet to an iron pin set, passing an iron pin set at 17.20;
- 2.) South 25 degrees 27 minutes 28 seconds West, 392.03 feet to an iron pin set;
- 3.) South 35 degrees 49 minutes 49 seconds West, 83.42 feet to an iron pin set;
- 4.) South 63 degrees 43 minutes 59 seconds West, 72.28 feet to an iron pin set;
- 5.) South 83 degrees 48 minutes 09 seconds West, 123.05 feet to an iron pin set on the north line of another parcel of land owned by said Taylor Estate;
- 6.) North 87 degrees 51 minutes 13 seconds West, 72.64 feet to a corner post;
- 7.) North 87 degrees 51 minutes 13 seconds West, 855.79 feet to an iron pin found on the southeast corner of said Bice lands, passing an iron pin set at 1.00 feet;

Thence along the east line of said Bice lands, North 02 degrees 38 minutes 05 seconds East, 967.99 feet to the principal place of beginning, containing 36.80 Acres more or less.

Appended to the above described tract is a fifty feet wide easement for ingress, and egress, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pin found at the northwest corner of the Northeast Quarter of Lot 2 of William Craig's Survey in Quarter Township 3, Township 2, Range 9, United States Military Lands, and being the northeast corner of lands presently owned by J. P. and J. A. Bice, (OR 2269-129);

Thence along the east line of said Bice lands, South 02 degrees 38 minutes 05 seconds West, 681.00 feet to an iron pin set;

Thence through the lands presently owned by Alice M. Taylor, Life Estate ETAL (DR 1100-221), North 42 degrees 53 minutes 08 seconds East, 812.69 feet to a point in the centerline of Pleasant Valley Road, passing an iron set at 790.49 feet;

Thence along the centerline of said road the following nine courses:

- 1.) South 63 degrees 20 minutes 42 seconds East, 68.80 feet to a point;
- 2.) South 67 degrees 12 minutes 44 seconds East, 122.21 feet to a point;
- 3.) Along a curve to the right having a radius of 343.12 feet and an arc length of 196.13 feet, and a chord which bears South 50 degrees 28 minutes 06 seconds East, 193.47 feet to a point;
- 4.) South 35 degrees 15 minutes 54 seconds East, 229.22 feet to a point;
- 5.) South 27 degrees 59 minutes 01 seconds East, 63.96 feet to a point;
- 6.) South 31 degrees 29 minutes 13 seconds East, 120.06 feet to a point;
- 7.) South 25 degrees 41 minutes 48 seconds East, 110.87 feet to a point;
- 8.) South 22 degrees 17 minutes 03 seconds East, 182.68 feet to a point;
- 9.) Along a curve to the left having a radius of 650.08 feet and an arc length of 236.33 feet, and a chord which bears South 31 degrees 35 minutes 42 seconds East, 235.03 feet to the principal place of beginning;

Thence continuing along said centerline, with a curve to the left, having a radius of 650.08 feet, and an arc length of 62.04 feet, and a chord which bears South 44 degrees 44 minutes 37 seconds East, 62.01 feet to a point;

Thence leaving said centerline and through said Taylor lands, South 54 degrees 29 minutes 48 seconds West, 17.20 feet to an iron pin set;

Thence along the east line of said easement, South 25 degrees 27 minutes 29 seconds West, 90.06 feet to a point;

Thence across said easement, North 64 degrees 32 minutes 32 seconds West, 50.00 feet to an iron pin set;

Thence along the west line of said easement, North 25 degrees 27 minutes 28 seconds East, 126.10 feet to the principal place of beginning, passing an iron pin set at 101.10 feet, containing 0.135 Acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, as per

GPS observations.

This description is written based on a field survey completed , April 5, 2010 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321



4-12-11  
Date

Part of: 35-30-71-11-000 +- 36.80 Acres  
(+- 0.61 Acres in Road R\W)

**Maintenance Agreement**

The above described easement is a portion of a shared access to four separate parcels. The individual, or party which the above described tract is transferred to is responsible for twenty-five per cent of construction and maintenance of the entire drive located in the right of way.

DESCRIPTION  
APPROVED

By: *[Signature]* 4/15/2011

**SITUATED IN:**

State of Ohio, County of Muskingum, Township of Licking, and being part of Lot 2 of William Craig's Survey of the Southeast Quarter of Quarter Township 3, Township 2, Range 9, United States Military Lands.

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, as per previous survey by T. Finley.

**REFERENCES**

Previous survey by T. Finley.  
Previous survey of adjoining lands by me.

Iron Pin Found at the Northwest Corner of the Northeast Quarter of Lot 2 of William Craig's Survey, in Quarter Township 3.

Alice M. Taylor  
Life Estate ETAL  
DR 1100-221

**Alice M. Taylor  
Life Estate ETAL  
DR 1100-221  
Tract Four  
+- 36.80 Acres**

**DESCRIPTION**

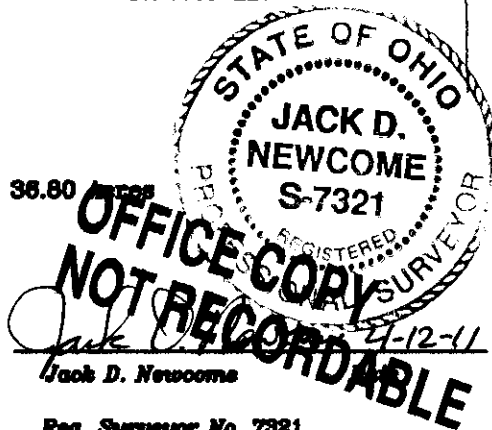
APPROVED  
By: *[Signature]* 9/10/2011

**LEGEND**

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found
- Corner Post Found

**PARCEL NO.S**

Part of: 35-30-71-11-000 +- 36.80 Acres  
(+- 0.61 Acres in Road R\W)



Reg. Surveyor No. 7321

**Newcome Surveying Company**  
6515 Ballard Road  
Nashport, Ohio  
740-452-5798



U. P. and  
J. A. Bice  
OR 2289-129

N 02°38'05"E 967.89'

S 02°38'05"W 681.00'

N 42°33'08"E  
790.49'

N 87°51'13"W 854.79'

Alice M. Taylor  
Life Estate ETAL  
DR 1100-221

50 ft. Wide Ingress, Egress, Easement

Alice M. Taylor  
Life Estate ETAL  
DR 1100-221

S 35°49'49"W 83.42'  
N 67°51'13"W 72.64'  
S 63°43'59"W 72.28'  
S 83°48'09"W 123.05'  
1.00'

Alice M. Taylor  
Life Estate ETAL  
DR 1100-221

S 25°27'29"W 90.08'  
N 64°32'32"W 50.00'

Centerline of  
Pleasant Valley Road  
(R\W 40')

A-236.33'  
R-650.08'  
S 31°35'42"E  
235.03'

A-62.04'  
R-650.08'  
S 44°44'37"E  
62.01'

S 63°20'42"E 68.80'

S 67°12'44"E 122.21'

22.20'

A-196.13'  
R-343.12'  
S 50°28'06"E  
193.47'

S 35°15'54"E 229.92'

S 27°59'01"E 63.96'

S 31°29'13"E 120.06'

S 25°41'48"E 110.87'

S 25°17'03"E 182.68'

A-298.37'  
R-650.08'  
S 34°19'44"E  
295.75'

25.00'

S 54°29'48"W 103.01'

N 25°27'28"E 101.10'