

Tract Five +- 41.48 Acres

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the Southeast Quarter of Lot 2, and the Northeast Quarter of Lot 7, of William Craig's Survey, in 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 Southeast corner of the Northeast Quarter of Lot 2 of William Craig's Survey, Quarter Township 3, Township 2, Range 9, United States Military Lands;

Thence along the west line of lands presently owned by Albert Jr, Nellie, and Fay Parrill, Life Estate, (DR 838-247), South 02 degrees 08 minutes 08 seconds West, 1107.09 feet to a pipe found on the Northwest corner of lands presently owned by Marcus A. Gause,(OR 2315-899);

Thence along the west line of said M. Gause lands, South 03 degrees 06 minutes 13 seconds West, 534.99 feet to an iron pin found on the northwest corner of lands presently owned by Keith Gause,(DR 1000-108);

Thence along the west line of said K. Gause lands, South 03 degrees 06 minutes 13 seconds West 658.80 feet to an iron pin found on a northeast corner of lands presently owned by Ronald E. Grady Jr.,(DR 1097-415);

Thence along the lines of said Grady lands the following two courses:

- 1.) North 88 degrees 34 minutes 35 seconds West, 755.18 feet to an iron pin found;
- 2.) North 03 degrees 48 minutes 50 seconds East, 659.93 feet to an iron pin found on the southeast corner of lands presently owned by Charles Jr., and Virginia Carter,(OR 1544-892);

Thence along the west line of said Carter lands, North 00 degrees 33 minutes 09 seconds West, 783.44 feet to a corner post on the southwest corner of lands presently owned by Alice M. Taylor, Life Estate ETAL,(DR 1100-221), from which an iron pin found bears North 88 degrees 03 minutes 16 seconds West, 1.00 feet;

Thence through the said Taylor lands the following two courses:

- 1.) North 01 degrees 25 minutes 38 seconds West, 869.71 feet to a corner post, passing an iron pins set at 808.96 feet, and 859.13 feet;
- 2.) South 87 degrees 51 minutes 13 seconds East, 846.76 feet to the principal place of beginning, passing an iron pin set at 72.64 feet, containing 41.48 acres, more or less;

Appended to the above described tract is an Fifty Feet Wide Ingress, Egress Easement, and being more particularly described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the Southeast Quarter of Lot 2, of William Craig's Survey, in 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 at an iron pin found at the Southeast corner of the Northeast Quarter of Lot 2 of William Craig's Survey, Quarter Township 3, Township 2, Range 9, United States Military Lands;

Thence along the north line of the above described tract, North 87 degrees 51 minutes 13

seconds West, 580.29 feet to a point on the east line of this easement, being the principal place of beginning;

Thence continuing along the east line of said easement, and through the above described tract, the following two courses:

- 1.) South 63 degrees 43 minutes 59 seconds West, 63.74 feet to a point;
- 2.) South 83 degrees 48 minutes 09 seconds West, 208.82 feet to an iron pin set on the west line of the above described tract;

Thence along the west line of the above described tract, North 01 degrees 25 minutes 38 seconds West, 50.17 feet to an iron pin set;

Thence along the west line of said easement, and through the above described tract, North 83 degrees 48 minutes 09 seconds East, 72.75 feet to an iron pin set on the north line of the above described tract;

Thence along the west line of said easement and the line between Tract 4, and Tract 2, the following four courses:

- 1.) North 83 degrees 48 minutes 09 seconds East, 123.05 feet to an iron pin set;
- 2.) North 63 degrees 43 minutes 59 seconds East, 72.28 feet to an iron pin set;
- 3.) North 35 degrees 49 minutes 49 seconds East, 83.42 feet to an iron pin set;
- 4.) North 25 degrees 27 minutes 28 seconds East, 392.03 feet to an iron pin set;

Thence along the west line of said easement and through said Tract 4, North 25 degrees 27 minutes 28 seconds East, 126.10 feet to a point in the centerline of Pleasant Valley Road, passing an iron pin set at 101.10 feet;

Thence along said centerline, on a curve to the left with a radius of 650.08 feet, 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 along the line between Tract 4 and Tract 2, South 54 degrees 29 minutes 48 seconds West, 17.20 feet to an iron pin set;

Thence through said Tract 2 lands, and along the east line of said easement the following three courses:

- 1.) South 25 degrees 27 minutes 28 seconds West, 486.63 feet to a point;
- 2.) South 35 degrees 49 minutes 49 seconds West, 100.38 feet to a point;
- 3.) South 63 degrees 43 minutes 59 seconds West, 29.81 feet to the principal place of beginning, containing 1.02 acres more or less;

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebar, 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.

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NOT RECORDABLE**

*Jack D. Newcome*  
\_\_\_\_\_  
Jack D. Newcome, Reg. No. 7321

4-15-11  
Date

All of: 35-30-71-16-000 +- 30.12 Acres  
All of: 35-30-71-31-000 +- 11.36 Acre



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

### Maintenance Agreement

The above described easement is a shared access to four separate parcels. The individuals, or parties to which these tracts are transferred to are responsible for the following percentage of costs of the construction and maintenance of said drive if the entire drive is constructed: Tract Two, twenty percent, Tract Four, ten percent, Tract Five, thirty percent, and Tract Six, forty percent.

However, if any of the future tract owners, do not need access to their parcel, and do not wish to access their property via the easement, they are not obligated for any costs of said drive.

**SITUATED IN:**

State of Ohio, County of Muskingum, Township of Licking, and being part of the Southeast Quarter of Lot 2, and the Northeast Quarter of Lot 7, of William Craig's Survey, 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 GPS observations.

**PARCEL NO.S**

All of: 35-30-71-16-000  
 +- 30.12 Acres  
 All of: 35-30-71-31-000  
 +- 11.36 Acres

**REFERENCES**

Previous Survey  
 T. Finley  
 Previous Surveys of Adjoining Lands by me.

Tract 4

Alice M. Taylor Life Estate, Etal DR 1100-221

Tract 2

Centerline of Pleasant Valley Road

**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

Alice M. Taylor Life Estate, Etal DR 1100-221 Tract 6

Charles Jr. and Virginia Carter OR 1544-892

Ronald E. Grady Jr. DR 1097-415

Alice M. Taylor Life Estate ETAL DR 1100-221 Tract Five +- 41.48 Acres

Iron Pin Found at the Southeast 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

Albert Jr. Nellie, and Fay Parrill Life Estate DR 838-247

Marcus A. Gause OR 2315-899

Keith Gause DR 1000-108

DESCRIPTION APPROVED

By: *[Signature]*



**OFFICE COPY NOT RECORDEABLE**  
 Date 4-15-11  
 Jack D. Newcome  
 Reg. Surveyor No. 7321

Newcome Surveying Company  
 6515 Ballard Road  
 Nashport, Ohio  
 740-452-5796

