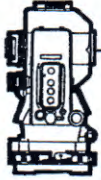


35-44-03-09-000



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

7.903 Acres

All of James M. & Estella Lois Hughes Parcels: Deed Book 1083, Page 216

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

Being a Survey of 4 Parcels conveyed to James M. & Estella Lois Hughes, as recorded in Deed Book 1083, Page 216, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 35-44-03-09-000, P.P.N. 35-44-03-02-000, P.P.N. 35-44-03-24-000, & P.P.N. 35-44-03-01-000, and further described as follows;

Commencing for reference at a $\frac{3}{4}$ " o.d. iron pipe found marking the Northwest corner of Lot 98 of Dillon Hills SNo. 4 Subdivision, as recorded in Plat Book 13, Pages 21-22, in the Muskingum County Plat Records, also being the Northwest corner of a parcel conveyed to Jerry & Else Sutton, as recorded in Deed Book 1081, Page 359, and being on the South line of a parcel conveyed to Earnest Endeavors, LLC, as recorded in Deed Book 2624, Page 321;

Thence, S 85°45'24" E 102.60 feet with the North line of said Lot 98 and said parcel conveyed to Sutton, the same being the South line of said parcel conveyed to Earnest Endeavors, LLC, to a $\frac{5}{8}$ " o.d. iron pin found, and being the **PRINCIPAL PLACE OF BEGINNING** of the 7.903 Acre parcel herein to be described;

Thence, N 05°40'57" E 308.92 feet with the East line of said parcel conveyed to Earnest Endeavors, LLC, to a $\frac{5}{8}$ " o.d. iron pin found marking the Southeast corner of a parcel conveyed to John C. & Krysta K. Berkfield, as recorded in Deed Book 1154, Page 785;

Thence, N 32°06'04" E 517.40 feet with the East line of said parcel conveyed to Berkfield, to an iron pin set on the South line of a parcel conveyed to Christopher & Wyndy Bunting, as recorded in Deed Book 2187, Page 301: said iron pin set bears S 42°38'00" E 208.07 feet from a 1" angle iron post found;

Thence, S 42°38'00" E 208.74 feet with the South line of said parcel conveyed to Bunting, to a $\frac{5}{8}$ " o.d. iron pin found marking the Southwest corner of a parcel conveyed to Shelly R. Rodgers, as recorded in Deed Book 2123, Page 216;

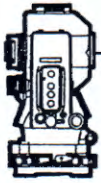
Thence, S 42°54'48" E 93.52 feet with the South line of said parcel conveyed to Rodgers, to a $\frac{5}{8}$ " o.d. iron pin found marking the Southwest corner of a parcel conveyed to Jeffrey A. & Elisabeth A. Blagg, as recorded in Deed Book 1112, Page 231;

Thence with the boundary of said parcel conveyed to Blagg, with the following two (2) courses and distances;

- 1) S 42°41'05" E 200.00 feet to an iron pin set;
- 2) N 49°49'53" E 244.38 feet to an iron pin set on the South Right of Way Line of State Route 146 (variable widths);

Thence, S 42°32'55" E 55.63 feet with the South Right of Way Line of State Route 146, to a $\frac{5}{8}$ " o.d. iron pin found marking the Northeast corner of a parcel conveyed to Mark D. Dempsey, as recorded in Deed Book 1647, Page 969;

35-44-03-09-000 A



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Thence, **S 49°26'05" W 198.04 feet** with the North line of said parcel conveyed to Dempsey, to a 5/8" o.d. iron pin found at an angle point;

Thence, **S 44°43'24" W 367.41 feet** continuing with the North line of said parcel conveyed to Dempsey, and extending along the North line of a parcel conveyed to Paul A. Burkett, as recorded in Deed Book 900, Page 135, to a 5/8" o.d. iron pin found;

Thence, **S 22°14'46" E 181.94 feet** with the West line of said parcel conveyed to Burkett, to a mag nail set in the centerline of Dillon Falls Drive (60' Wide R/W), and passing over a 5/8" o.d. iron pin found at 149.51 feet;

Thence with the centerline of Dillon Falls Drive with a curve to the left (Radius = 276.54 feet, delta angle 33°47'32", Arc Length 163.10 feet) with a chord bearing **S 64°27'36" W 160.75 feet** to a mag nail set marking the Southeast corner of said parcel conveyed to Sutton;

Thence leaving Dillon Falls Drive with the boundary of said parcel conveyed to Sutton, with the following two (2) courses and distances;

- 3) **N 36°04'34" W 138.22 feet** to a 3/4" o.d. iron pipe found, and passing over a 5/8" o.d. iron pipe found at 25.11 feet;
- 4) **N 85°45'24" W 304.85 feet** to the PRINCIPAL PLACE OF BEGINNING.

Said parcel as surveyed contains **7.903 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 7.903 Acre parcel contains 0.118 Acres in the Right of Way of Dillon Falls Road leaving a net area of 7.785 Acres, more or less.

The above described 7.903 Acre parcel contains 7.304 Acres in P.P.N. 35-44-03-09-000, 0.293 Acres in P.P.N. 35-44-03-02-000, 0.120 Acres in P.P.N. 35-44-03-24-000, and 0.186 Acres in P.P.N. 35-44-03-01-000.

The bearings of the above description are based on the North Line of Dillion Hills No. 4 Subdivision, as recorded in Plat Book 13, Pages 21-22, in the Muskingum County Plat Records, as being **S 85°45'24" E**, and is an assumed Meridian used to denote angles only.

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

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in August of 2016.

Dated 8/30/16

Job No. 2918-16MU-Rev1

Scott A. England P.S.
Ohio Registered Surveyor #7452

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED

9/16/2016

Plat of Survey

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

PROPERTY LOCATION:

Situated in the Township of Licking, County of Muskingum, State of Ohio, and being part of the North Half of the Fourth Quarter, Township 2N, Range 9W, of the United States Military Lands.

Being a Survey of 4 parcels conveyed to James M. & Estella Lois Hughes, as recorded in Deed Book 1083, Page 216, in the Muskingum County Deed Records.

BASIS OF BEARING

The bearings of this plat are based on the North line of Dillon Hills No. 4 Subdivision, as recorded in Plat Book 13, Pages 21-22, in the Muskingum County Plat Records, as being S 85°45'24" E, and is an assumed Meridian used to denote angles only.

CURVE #1

RADIUS = 276.54'
 DELTA ANGLE = 33°47'32"
 ARC LENGTH = 163.10'
 CHORD = S 64°27'36" W
 160.75'

PREPARED FOR:

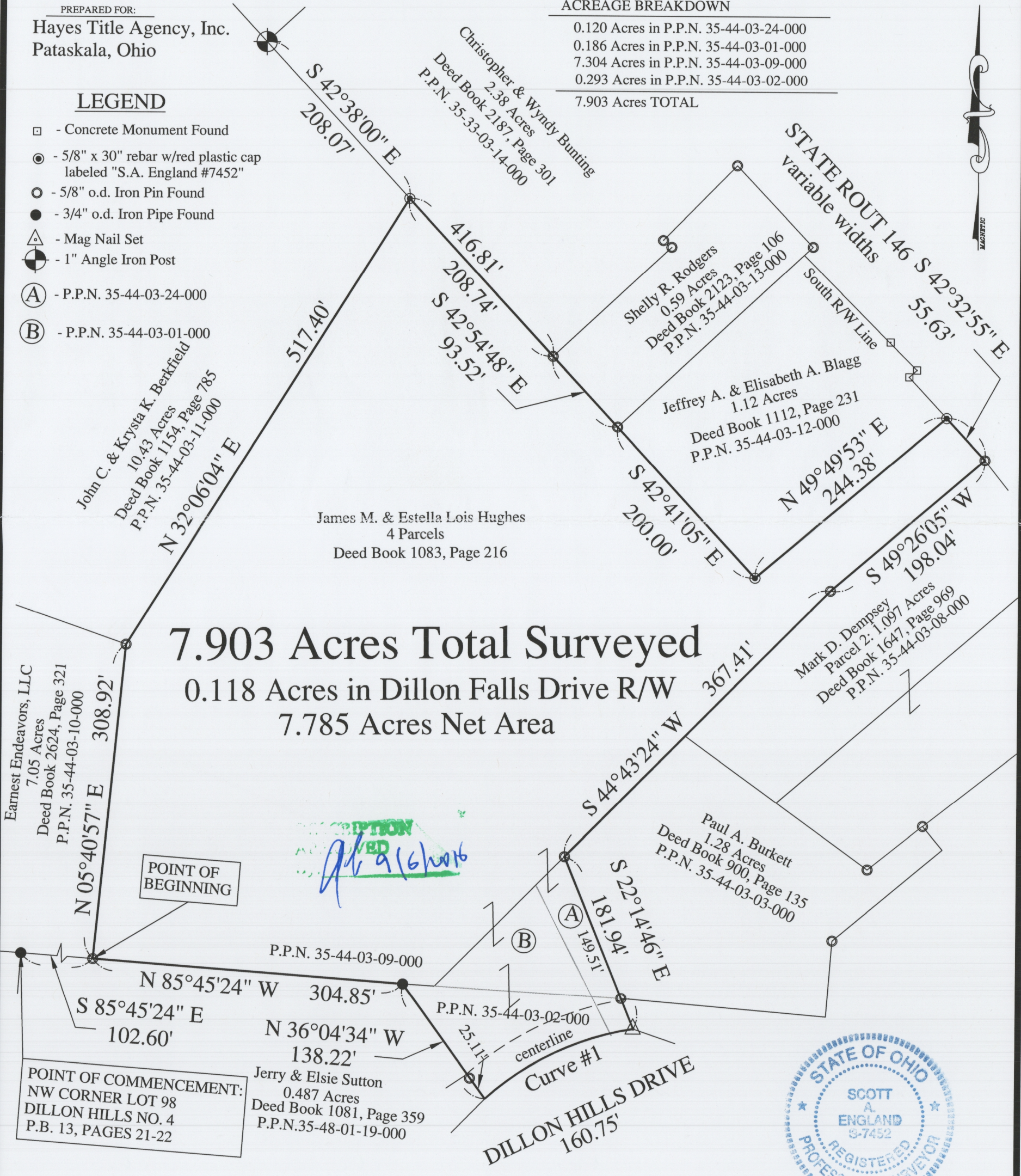
Hayes Title Agency, Inc.
 Pataskala, Ohio

ACREAGE BREAKDOWN

0.120 Acres in P.P.N. 35-44-03-24-000
 0.186 Acres in P.P.N. 35-44-03-01-000
 7.304 Acres in P.P.N. 35-44-03-09-000
 0.293 Acres in P.P.N. 35-44-03-02-000
 7.903 Acres TOTAL

LEGEND

- - Concrete Monument Found
- - 5/8" x 30" rebar w/red plastic cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found
- △ - Mag Nail Set
- ⊙ - 1" Angle Iron Post
- (A) - P.P.N. 35-44-03-24-000
- (B) - P.P.N. 35-44-03-01-000



7.903 Acres Total Surveyed

0.118 Acres in Dillon Falls Drive R/W

7.785 Acres Net Area

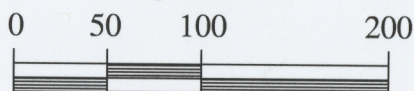
POINT OF COMMENCEMENT:
 NW CORNER LOT 98
 DILLON HILLS NO. 4
 P.B. 13, PAGES 21-22



PREPARED BY:

S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008
 PHONE: 740-323-0644

Graphic Scale



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

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Date 8/31/16 Scott A. England, P.S.