

Re-Survey of Jeffery Allen King Lands in Adams Township

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of the East Half of the Southwest Quarter of Section 24, Township 3, Range 6, United States Military Lands, and being all of the lands presently owned by Jeffery Allen King as per Official Record 2620, Page 656, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of the Southwest Quarter of Section 24;

Thence along the south line of Section 24, and the north line of Salem Township, Section 4, North 88 degrees 55 minutes 43 seconds West, 396.84 feet to an iron pin found, and the principal place of beginning;

Thence continuing along said line, North 88 degrees 55 minutes 43 seconds West, 913.95 feet to an iron pin found on the southwest corner of said King lands, and the southeast corner of lands presently owned by Ohio Franklin Realty LLC, (OR 2568-616);

Thence along the east line of said Realty lands, North 01 degrees 52 minutes 41 seconds East, 961.06 feet to an iron pin found on the southwest corner of lands presently owned by Brandon W. Smith, (OR 2534-821);

Thence along the lines of said Smith lands the following three courses:

- 1.) South 88 degrees 07 minutes 19 seconds East, 318.39 feet to an iron pin found;
- 2.) North 01 degrees 52 minutes 41 seconds East, 648.93 feet to an iron pin found;
- 3.) North 75 degrees 41 minutes 05 seconds West, 326.04 feet to an iron pin found on the east line of lands presently owned by said Realty;

Thence along the east line of said Realty lands, North 01 degrees 52 minutes 41 seconds East, 984.68 feet to an iron pin found, on the southwest corner of lands presently owned by Ronnie L. and Tonya S. Kreis, (OR 1852-393);

Thence along the south line of said Kreis lands, South 87 degrees 54 minutes 14 seconds East, 50.00 feet to an iron pin found on the northwest corner of lands presently owned by Thomas R. and Debra A. Gard, (DR 863-284);

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

- 1.) South 00 degrees 36 minutes 15 seconds East, 174.34 feet to an iron pin found;
- 2.) South 87 degrees 54 minutes 07 seconds East, 444.65 feet to an iron pin found on the southwest corner of lands presently owned by Aaron J. Gard, and Heidi L. Snider, (OR 1942-391);

Thence along the lines of said Gard and Snider lands the following two courses:

- 1.) South 87 degrees 54 minutes 15 seconds East, 353.53 feet to an iron pin found;
- 2.) North 02 degrees 05 minutes 47 seconds East, 174.16 feet to a point in the centerline of Summers Road, (Twp. Rd. 162);

Thence along the centerline of said road, South 87 degrees 54 minutes 14 seconds East, 60.00 feet to a point on the northwest corner of lands presently owned by Lance Kevin and Kathryn Lynn Curtis, (OR 2691-648);

Thence along the west line of said Curtis lands, and west lines of lands presently owned by Ronald F. Hogue, (OR 2226-458), and Roger A. and Theresa A. Hogue, (OR 2112-441), South

01 degrees 55 minutes 58 seconds West, 2648.53 feet to the principal place of beginning, passing iron pins found at 30.00 feet, 278.31 feet, 1127.32 feet, and 2292.46 feet, containing 47. 61 acres, more or less, and being all of Auditor's Parcel Number 02-70-24-12-000.

The above described 47.61 acre tract is subject to is a fifty plus feet wide ingress, egress, and utility easement, and being twenty five feet on the left side of the following centerline, and extending to the east line of lands presently owned by Aaron J. Gard, and Heidi L. Snider, (OR 1942-391), (slightly more than twenty five feet wide), on the right side of the centerline, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of the East Half of the Southwest Quarter of Section 24, Township 3, Range 6, United States Military Lands, and being part of the lands presently owned by Jeffrey Allen King as per OR 2620-656, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of the Southwest Quarter of Section 24;

Thence along the south line of Section 24, and the north line of Salem Township, Section 4, North 88 degrees 55 minutes 43 seconds West, 396.84 feet to an iron pin found on the southeast corner of lands presently owned by Jeffery Allen King, (OR 2620-656);

Thence along the east line of said King lands, North 01 degrees 55 minutes 58 seconds East, 2648.53 feet to the centerline of Summers Road, (Twp., Rd. 162), passing iron pins found at 356.07 feet, 1521.21 feet, 2370.22 feet, and 2618.53 feet;

Thence along the centerline of said road, North 87 degrees 54 minutes 14 seconds West, 30.00 feet to the principal place of beginning;

Thence South 03 degrees 44 minutes 28 seconds West, 174.95 feet to a point and the terminus of this easement.

The above described easement will be maintained once constructed by the adjoiner, Aaron Gard and Heidi Snider, or future owners of their lands.

The above described 47.61 acre tract is subject to another fifty feet wide ingress, egress and utility easement, and being twenty five feet left and right of the following described centerline;

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of the East Half of the Southwest Quarter of Section 24, Township 3, Range 6, United States Military Lands, and being part of the lands presently owned by Jeffrey Allen King as per OR 2620-656, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of the Southwest Quarter of Section 24;

Thence along the south line of Section 24, and the north line of Salem Township, Section 4, North 88 degrees 55 minutes 43 seconds West, 396.84 feet to an iron pin found on the southeast corner of lands presently owned by Jeffery Allen King, (OR 2620-656);

Thence continuing along said township line, North 88 degrees 55 minutes 43 seconds West,

913.95 feet to an iron pin found on the southwest corner of said King lands, and the southeast corner of lands presently owned by Ohio Franklin Realty LLC, (OR 2568-616);

Thence along the east line of said Realty lands, North 01 degrees 52 minutes 41 seconds East, 961.06 feet to an iron pin found on the southwest corner of lands presently owned by Brandon W. Smith, (OR 2534-821);

Thence continuing along the west line of said Smith lands, North 01 degrees 52 minutes 41 seconds East, 719.15 feet to an iron pin found on the northwest corner of said Smith lands;

Thence along the north line of said Smith lands, South 75 degrees 41 minutes 05 seconds East, 136.02 feet to a point in the centerline of an existing gravel drive, and the principal place of beginning of this easement;

Thence along the centerline of the existing drive the following eight courses:

- 1.) North 27 degrees 39 minutes 39 seconds East, 405.33 feet to a point;
- 2.) North 25 degrees 19 minutes 27 seconds East, 90.31 feet to a point;
- 3.) Along a non-tangent curve to the right having a radius of 248.60 feet and an arc length of 194.02 feet, and a delta angle of 44 degrees 42 minutes 55 seconds, and a chord which bears North 49 degrees 12 minutes 27 seconds East, 189.13 feet to a point;
- 4.) North 74 degrees 53 minutes 12 seconds East, 65.08 feet to a point;
- 5.) North 82 degrees 15 minutes 50 seconds East, 80.08 feet to a point;
- 6.) North 81 degrees 42 minutes 26 seconds East, 90.00 feet to a point;
- 7.) Along a non-tangent curve to the left having a radius of 333.29 feet and an arc length of 143.82 feet, a delta angle of 24 degrees 43 minutes 28 seconds, and a chord which bears North 66 degrees 48 minutes 02 seconds East, 142.71 feet to a point;
- 8.) North 52 degrees 59 minutes 50 seconds East, 43.04 feet to a point;

Thence leaving said existing drive, North 03 degrees 44 minutes 28 seconds East, 298.95 feet to a point in the centerline of Summers Road, (Twp. Rd. 162), and the terminus of this easement;

The above described easement will be maintained by fifty percent by Jeffrey Allen King, (present owner), and fifty percent by Brandon Smith, (present adjoiner), or future owners of these parcels.

Appended to the above described 47.61 acre tract is a twenty five feet wide ingress, egress, easement, being twelve and one half feet on each side of the following described centerline, and being more particularly described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of the East Half of the Southwest Quarter of Section 24, Township 3, Range 6, United States Military Lands, and being part of the lands presently owned by Brandon W. Smith, (OR 2534-821), and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of the Southwest Quarter of Section 24;

Thence along the south line of Section 24, and the north line of Salem Township, Section 4, North 88 degrees 55 minutes 43 seconds West, 396.84 feet to an iron pin found on the southeast

corner of lands presently owned by Jeffrey Allen King, (OR 2620-656);

Thence continuing along said line, North 88 degrees 55 minutes 43 seconds West, 913.95 feet to an iron pin found on the southwest corner of said King lands, and the southeast corner of lands presently owned by Ohio Franklin Realty LLC, (OR 2568-616);

Thence along the east line of said Realty lands, North 01 degrees 52 minutes 41 seconds East, 961.06 feet to an iron pin found on the southwest corner of lands presently owned by Brandon W. Smith, (OR 2534-821);

Thence along the west line of said Smith lands, North 01 degrees 52 minutes 41 seconds East, 719.15 feet to an iron pin found on the northwest corner of said Smith lands;

Thence along the north line of said Smith lands, South 75 degrees 41 minutes 05 seconds East, 136.02 feet to a point in the centerline of an existing gravel drive, and the principal place of beginning of this easement;

Thence along the centerline of an existing gravel drive the following three courses:

- 1.) South 40 degrees 13 minutes 40 seconds West, 70.81 feet to a point;
- 2.) South 48 degrees 45 minutes 28 seconds West, 62.74 feet to a point;
- 3.) South 19 degrees 42 minutes 39 seconds West, 95.34 feet to a point;

Thence leaving said drive and through said five acre tract, South 02 degrees 02 minutes 19 seconds West, 500.68 feet to a point on the south line of said five acre tract and the terminus of this easement;

The present owner, (Brandon Smith), or future owners, is to maintain the existing gravel drive across the five acre tract to the point where the drive accesses the house.(approx. twenty percent) The drive used exclusively for the house will be maintained by Brandon Smith or future owners. The remainder of the easement shall be constructed and maintained by Jeffrey Allen King, or future owners, (approx. eighty percent).

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, Grid North, as per GPS observations.

This description is written based on a field survey completed April 10, 2018, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321



4-24-18

Date

DESCRIPTION

APPROVED

By: *[Signature]*

SITUATED IN:

State of Ohio, County of Muskingum,
Township of Adams, and being part of
the East Half of the Southwest
Quarter of Section 24, Township 3,
Range 6, United States Military Lands.

Ronnie L. and
Tonya S. Kreis
OR 1852-393

Centerline of
Summers Road
(Twp. Rd. 162)

Ohio Franklin Realty LLC
OR 2568-616

S 87°54'14"E
60.00'

S 87°54'14"E
50.00'

Ref.1

Ref.2

S 00°36'15"E
174.34'

N 02°05'47"E
174.16'

S 87°54'07"E
444.65'

S 87°54'15"E
353.53'

50 ft. Wide Ingress,
Egress, and Utility
Easement

BASIS OF BEARINGS

Bearings are based on
the Ohio State Plane
Coordinate System, NAD
83, South Zone, Grid
North, as per GPS
observations.

CL of 50 ft. Wide Easement

COURSE	BEARING	DISTANCE
L-1	N 27°39'39"E	405.33'
L-2	N 25°19'27"E	90.31'

RAD.: 248.60' TAN.: 102.25'
LEN.: 194.02' DELTA: 44°42'55"

L-3	N 49°12'27"E	189.13'
L-4	N 74°53'12"E	65.08'
L-5	N 82°15'50"E	80.08'
L-6	N 81°42'26"E	90.00'

RAD.: 333.29' TAN.: 73.05'
LEN.: 143.82' DELTA: 24°43'28"

L-7	N 66°48'02"E	142.71'
L-8	N 52°59'50"E	43.04'
L-9	N 03°44'28"E	124.00'
L-10	N 03°44'28"E	174.95'

Ohio Franklin Realty LLC
OR 2568-616

Lance Kevin and
Kathryn Lynn Curtis
OR 2691-648

Jeffrey Allen King
OR 2620-656
+/- 47.61 Acres

REFERENCES

DR 1071-187
OR 2112-441
DR 863-284
OR 1942-391

Ronald F. Hogue
OR 2226-458

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

Roger A. and
Theresa A. Hogue
OR 2112-441

**Iron Pin Found at the
Southeast Corner of
the Southwest
Quarter of Section 24.**

CL of 25 ft. Wide Easement

COURSE	BEARING	DISTANCE
L-11	S 40°13'40"W	70.81'
L-12	S 48°45'28"W	62.74'
L-13	S 19°42'39"W	95.34'
L-14	S 02°02'19"W	500.68'

CL of 50 ft plus Wide Easement

L-10	N 03°44'28"E	174.95'
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Ohio Franklin Realty LLC
OR 2568-616

Ohio Franklin Realty LLC
OR 2568-616

PARCEL NO.

All of: 02-70-24-12-000 +/- 47.61 Acres

DESCRIPTION

APPROVED

By: *[Signature]* 11/5/2018



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NOT RECORDABLE

Reg. Surveyor No. 7321



Ref.1 Thomas R. and
Debra A. Gard
DR 863-284

Ref.2 Aaron J. Gard and
Heidi L. Snider
OR 1942-391

Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-452-5796