

Re-Survey of Parcel Two of Penny Ann Slicer Lands

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Northwest Quarter of Section 17, Township 11, Range 13, Congress Lands East of the Scioto River, and being all the lands presently owned by Penny Ann Slicer as per Official Record 2078, Page 111, Parcel Two, and being more particularly described as follows:

Beginning for reference at the Southeast Corner of the Northwest Quarter of Section 17, Township 11, Range 13, Congress Lands East of the Scioto River;

Thence along the mid-section line, North 02 degrees 31 minutes 53 seconds East, 1042.80 feet to a point on the east line of lands Jeffery R. and Betty J. Smith, (DR 687-249);

Thence along the east line of said Smith lands, North 16 degrees 42 minutes 25 seconds West, 34.55 feet to a point in the center of Brush Creek, and the Southwest corner of lands presently owned by Brenda I. Swartz,(OR 2283-92), and the principal place of beginning;

Thence along the centerline of Brush Creek the following 19 courses:

- 1.) South 77 degrees 38 minutes 10 seconds West, 103.35 feet to a point;
- 2.) South 77 degrees 47 minutes 41 seconds West, 78.87 feet to a point;
- 3.) South 66 degrees 23 minutes 17 seconds West, 138.61 feet to a point, from which an iron pin set for reference, bears North 44 degrees 11 minutes 20 seconds West, 50.08 feet;
- 4.) North 74 degrees 06 minutes 37 seconds West, 181.31 feet to a point;
- 5.) North 65 degrees 06 minutes 19 seconds West, 115.62 feet to a point;
- 6.) North 51 degrees 11 minutes 51 seconds West, 49.01 feet to a point;
- 7.) North 13 degrees 40 minutes 34 seconds West, 131.36 feet to a point;
- 8.) North 16 degrees 41 minutes 48 seconds West, 93.22 feet to a point;
- 9.) North 31 degrees 53 minutes 30 seconds West, 72.50 feet to a point;
- 10.) North 41 degrees 36 minutes 10 seconds West, 74.53 feet to a point;
- 11.) North 15 degrees 04 minutes 42 seconds West, 74.30 feet to a point;
- 12.) North 23 degrees 54 minutes 41 seconds West, 185.24 feet to a point, from which an iron pin set for reference bears North 82 degrees 18 minutes 21 seconds East, 44.47 feet;
- 13.) North 22 degrees 02 minutes 55 seconds West, 117.72 feet to a point;
- 14.) North 10 degrees 33 minutes 23 seconds East, 88.68 feet to a point;
- 15.) North 27 degrees 36 minutes 20 seconds East, 153.51 feet to a point;
- 16.) North 43 degrees 13 minutes 25 seconds East, 82.49 feet to a point;
- 17.) North 47 degrees 35 minutes 18 seconds East, 85.69 feet to a point;
- 18.) North 53 degrees 05 minutes 05 seconds East, 85.23 feet to a point;
- 19.) North 55 degrees 24 minutes 25 seconds East, 72.97 feet to a point on the northwest corner of Parcel One of Penny Ann Slicer lands;

Thence along the lines of said Parcel One the following two courses:

- 1.) South 37 degrees 55 minutes 59 seconds East, 370.30 feet to an iron pin set, passing an iron pin set at 25.65 feet;
- 2.) Along the approximate centerline of an existing gravel drive, South 75 degrees 49 minutes 09 seconds East, 423.98 feet to an iron pin set on the west line of the former Zanesville and Western Railway, presently owned by Goss Realty Corporation,(DR 707-117);

Thence along the west lines of said Realty Corporation, the following three courses:

- 1.) South 21 degrees 27 minutes 58 seconds West, 50.35 feet to an iron pin set;
- 2.) North 68 degrees 32 minutes 02 seconds West, 5.00 feet to an iron pin set;
- 3.) Along a curve to the left having a delta angle of 35 degrees 53 minutes 38 seconds, an arc length of 674.55 feet, a radius of 1077.14 feet and a chord which bears South 03 degrees 31 minutes 09 seconds West, 663.81 feet to an iron pin set, on the west line of lands presently owned by Brenda I. Swartz, (OR 2283-92), passing an iron pin set at an arc length of 331.19 feet;

Thence along the west line of said Swartz lands, South 04 degrees 03 minutes 27 seconds West, 49.45 feet to the principal place of beginning, passing an iron pin set at 20.33 feet, containing 17.34 acres, more or less, and being all of Auditor's Parcel Number 08-20-17-74-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rears, 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 G.P.S. observations.

This description is written based on a field survey completed March 30, 2014 by Jack D. Newcomer, Reg. No. 7321.

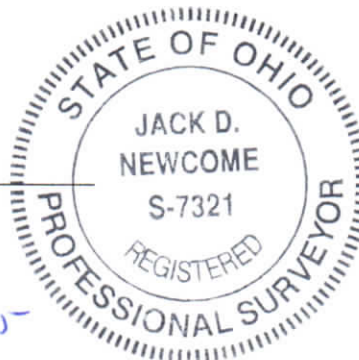
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Jack D. Newcomer, Reg. No. 7321

DESCRIPTION

APPROVED

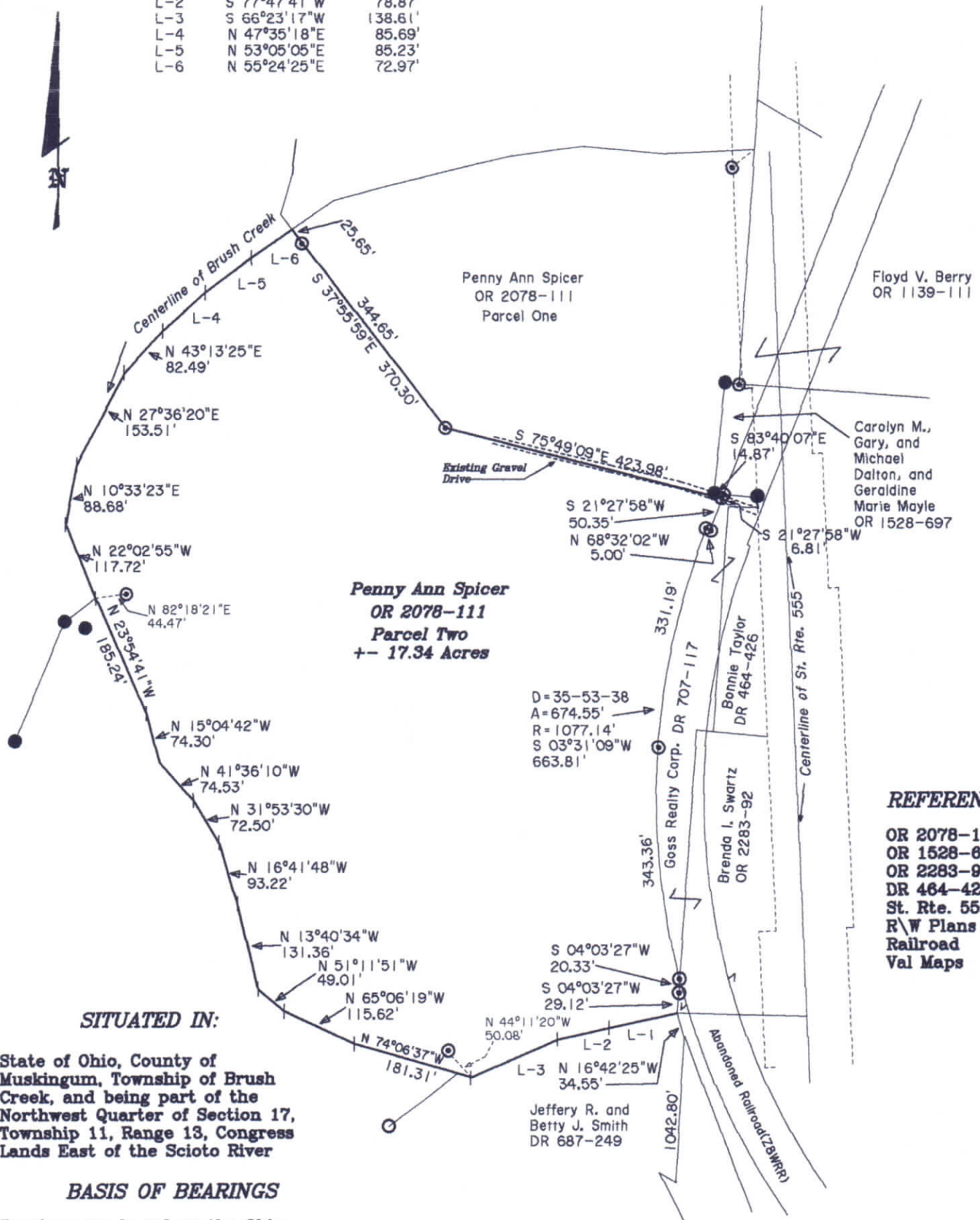
By: *[Signature]* 4/13/15



4-13-15

Date

COURSE	BEARING	DISTANCE
L-1	S 77°38'10"W	103.35'
L-2	S 77°47'41"W	78.87'
L-3	S 66°23'17"W	138.61'
L-4	N 47°35'18"E	85.69'
L-5	N 53°05'05"E	85.23'
L-6	N 55°24'25"E	72.97'



SITUATED IN:

State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Northwest Quarter of Section 17, Township 11, Range 13, Congress Lands East of the Scioto River

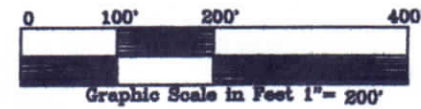
BASIS OF BEARINGS

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

PARCEL NO.

All of: 08-20-17-74-000 +/- 17.34 Acres

- 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



DESCRIPTION APPROVED

By: *[Signature]*

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Jack D. Newcome 4-13-15

NOT RECORDABLE

Reg. Surveyor No. 7321

- REFERENCES**
- OR 2078-111
 - OR 1528-697
 - OR 2283-92
 - DR 464-426
 - St. Rte. 555
 - R/W Plans
 - Railroad
 - Val Maps

Southeast Corner of the Northwest Quarter of Section 17, Township 11, Range 13, Congress Lands East of the Scioto River

Surveyor's Notes

The previous owner of the northern most adjoiner to the east, (Floyd V. Berry), did in fact purchase the old railroad bed from Goss Realty, but the adjoiner to the south, (Daltons), their deed makes no mention of the railroad, and there is an overlap with it.

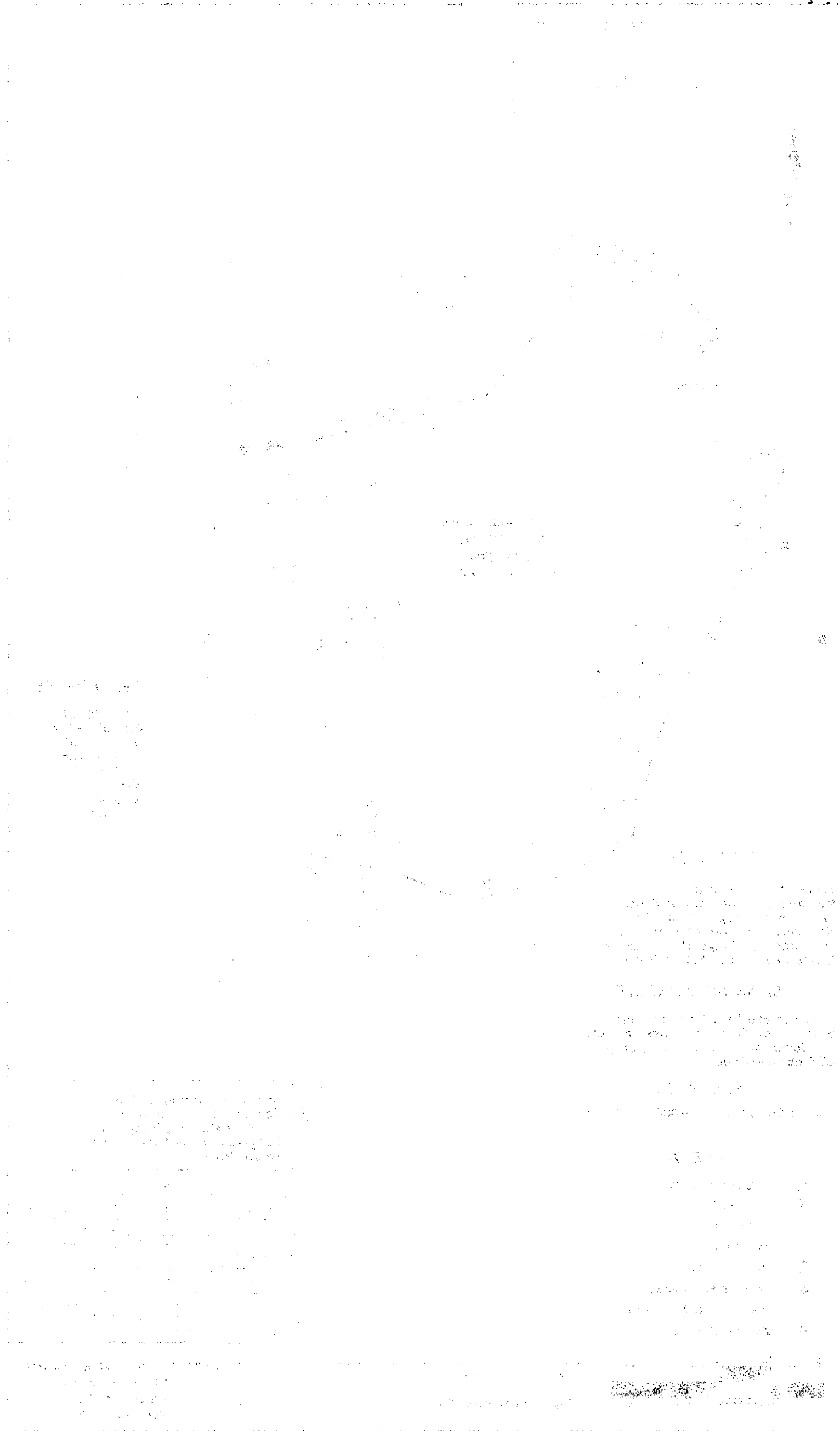
There is an approx. gap of ten feet between eastern adjoiners, Daltons and Taylor, but the area is in the railroad right of way. Access to this property would be by prescription over the existing gravel drive, which is not in the ten foot gap in the properties. (See easement plat)

Newcome Surveying Company

6515 Ballard Road

Nashport, Ohio

740-452-5796



Ten Feet Wide Ingress, Egress, Easement for Parcel One ,
and Parcel Two of Penny Ann Spicer Lands

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Northwest Quarter of Section 17, and said easement being part of the lands presently owned by Penny Ann Spicer as per Official Record 2078, Page 111, Parcel One, and Parcel Two, and being a ten feet wide, ingress, egress easement for the exclusive use of owners of said Parcel One and Parcel Two, being five feet right and left of the following described centerline, and being more particularly described as follows:

Beginning for reference at the Southeast Corner of the Northwest Quarter of Section 17, Township 11, Range 13, Congress Lands East of the Scioto River;

Thence along the mid-section line, North 02 degrees 31 minutes 53 seconds East, 1042.80 feet to a point on the east line of lands Jeffery R. and Betty J. Smith, (DR 687-249);

Thence along the east line of said Smith lands, North 16 degrees 42 minutes 25 seconds West, 34.55 feet to a point in the center of Brush Creek, and the Southwest corner of lands presently owned by Brenda I. Swartz,(OR 2283-92);

Thence along the west line of said Swartz lands, North 04 degrees 03 minutes 27 seconds East, 49.45 feet to an iron pin set, on the west line of the abandoned Zanesville and Western Railway, presently owned by Goss Realty Corporation,(DR 707-117), passing an iron pin set at 29.12 feet;

Thence along the west line of said Goss Realty lands the following two courses:

1.) On a curve to the right, with a delta angle of 35 degrees 53 minutes 38 seconds, and arc length of 674.55 feet, a radius of 1077.14 feet, and a chord which bears North 03 degrees 31 minutes 09 seconds East, 663.81 feet to an iron pin set;

2.) South 68 degrees 32 minutes 02 seconds East, 5.00 feet to an iron pin set;

Thence leaving said right of way line and across said Goss Realty lands, and lands presently owned by Bonnie Taylor,(DR 464-426), North 68 degrees 59 minutes 19 seconds East, 76.44 feet to a point at the intersection of the centerline of an existing gravel drive, and the west right of way line of State Route 555, and being the principal place of beginning of this easement;

Thence along the approximate centerline of an existing gravel drive, the following two courses:

1.) North 69 degrees 49 minutes 22 seconds West, 56.39 feet to an iron pin set on the southeast corner of Parcel One, and the northeast corner of Parcel Two;

Thence continuing along the approximate centerline of the gravel drive, and the south line of Parcel One, and the north line of Parcel Two, North 75 degrees 49 minutes 09 seconds West, 350.17 to a point and the terminus of this easement.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rears , 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 G.P.S. observations.

This description is written based on a field survey completed March 30, 2014 by Jack D. Newcomer, Reg. No. 7321.

Jack D. Newcomer
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Jack D. Newcomer, Reg. No. 7321

STATE OF OHIO
JACK D.
NEWCOME
S-7321
REGISTERED
PROFESSIONAL SURVEYOR

4-13-15
Date

SITUATED IN:

State of Ohio, County of Muskingum,
Township of Brush Creek, and being part of
the Northwest Quarter of Section 17,
Township 11, Range 13, Congress Lands
East of the Scioto River

Easement Plat

Ten Feet Wide Ingress, Egress Easement for Access over the
Existing Gravel Drive to Parcel One, and Parcel Two,
presently owned by Penny Ann Spicer, (OR 2078-111)

BASIS OF BEARINGS

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

REFERENCES

OR 2078-111
OR 1528-697
OR 2283-92
DR 464-426
R/W Plans
Railroad Val
Maps

Lead in courses from the SW Corner of
the NW Qrt. of Section 17

COURSE	BEARING	DISTANCE
L-1	N 02°31'53"E	1042.80'
L-2	N 16°42'25"W	34.55'
L-3	N 04°03'27"E	49.45'

RAD: 1077.14' TAN: 348.88'
LEN: 674.55' DELTA: 35°53'37"

L-4 N 03°31'09"E 663.81'

D = 35-53-38
A = 674.55'
R = 1077.14'
N 03°31'09"E
663.81'

Carolyn M.,
Gary, and
Michael
Dalton, and
Geraldine
Marie Moyle
OR 1528-697

Centerline of State Route 555

Goss Realty
Corporation
DR 707-117

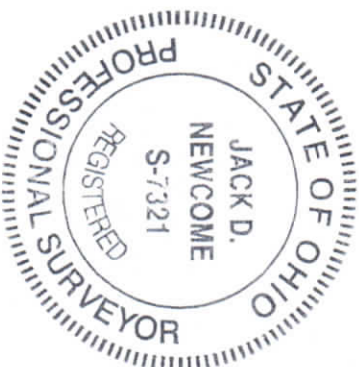
Bonnie Taylor
DR 464-426

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

Surveyor's Note

The existing gravel drive which provides
access to Parcel One, and Parcel Two, is
located across the northern portion of
Bonnie Taylor's lands, and the old railroad
lands, (Goss Realty Corporation, DR
707-117).
Also there is an overlap of the said
Taylor lands, Dalton lands to the north,
and Swartz lands to the south, with the
Goss Realty lands, (old railroad).
It appears there would be a right to use
the gravel drive by prescription, but I will
leave that to the legal profession and the
courts to decide.



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Reg. Surveyor No. 7321

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Nashport, Ohio

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