

## Re-Survey of Parcel One 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 being all the lands presently owned by Penny Ann Spicer as per Official Record 2078, Page 111, Parcel One, 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 three 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, passing an iron pin set at an arc length of 343.36 feet;
- 2.) South 68 degrees 32 minutes 02 seconds East, 5.00 feet to an iron pin set;
- 3.) North 21 degrees 27 minutes 58 seconds East, 50.35 feet to an iron pin set, and the principal place of beginning;

Thence along the approximate centerline of an existing gravel drive, being the north line of Parcel Two as described in OR 2078-111, North 75 degrees 49 minutes 09 seconds West, 423.98 feet to an iron pin set;

Thence continuing along the approximate centerline of an old road, and the north line of Parcel Two, North 37 degrees 55 minutes 59 seconds West, 370.30 to a point in the centerline of Brush Creek, passing an iron pin set at 344.65 feet;

Thence along the centerline of said creek, the following seven courses:

- 1.) North 55 degrees 24 minutes 25 seconds East, 75.47 feet to a point;
- 2.) North 74 degrees 54 minutes 07 seconds East, 72.28 feet to a point;
- 3.) North 76 degrees 17 minutes 42 seconds East, 82.75 feet to a point;
- 4.) North 76 degrees 55 minutes 29 seconds East, 113.21 feet to a point;
- 5.) North 82 degrees 07 minutes 10 seconds East, 109.34 feet to a point;
- 6.) South 85 degrees 03 minutes 34 seconds East, 122.15 feet to a point;
- 7.) North 87 degrees 27 minutes 22 seconds East, 134.08 feet to a point on the west line of lands presently owned by Floyd V. Berry, (OR 1139-111), from which an iron pin set bears South 51 degrees 13 minutes 26 seconds West, 42.30 feet;

Thence along the west line of said Berry lands, South 03 degrees 44 minutes 13 seconds West 346.34 feet to an iron pin set on the north line of lands presently owned by Carolyn M., Gary,

08-20-17-77-000 A

and Michael Dalton, and Geraldine Marie Mayle,(OR 1528-697);

Thence along the lines of said Dalton's and Mayle lands, the following three courses:

- 1.) North 83 degrees 35 minutes 57 seconds West, 21.32 feet to a an iron pin found;
- 2.) South 05 degrees 45 minutes 41 seconds West, 162.87 feet to an iron pin found;
- 3.) South 83 degrees 40 minutes 07 seconds East, 14.87 feet to an iron pin set on the west line of the abandoned Zanesville and Western Railroad, presently owned by Goss Realty Corporation,(DR 707-117);

Thence along the west line of said Goss Realty lands, South 21 degrees 27 minutes 58 seconds West, 6.81 feet to the principal place of beginning, containing 5.60 acres, more or less, and being all of Auditor's Parcel Number 08-20-17-77-000;

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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**NOT RECORDABLE**

Jack D. Newcomer, Reg. No. 7321

DESCRIPTION  
APPROVED

By:

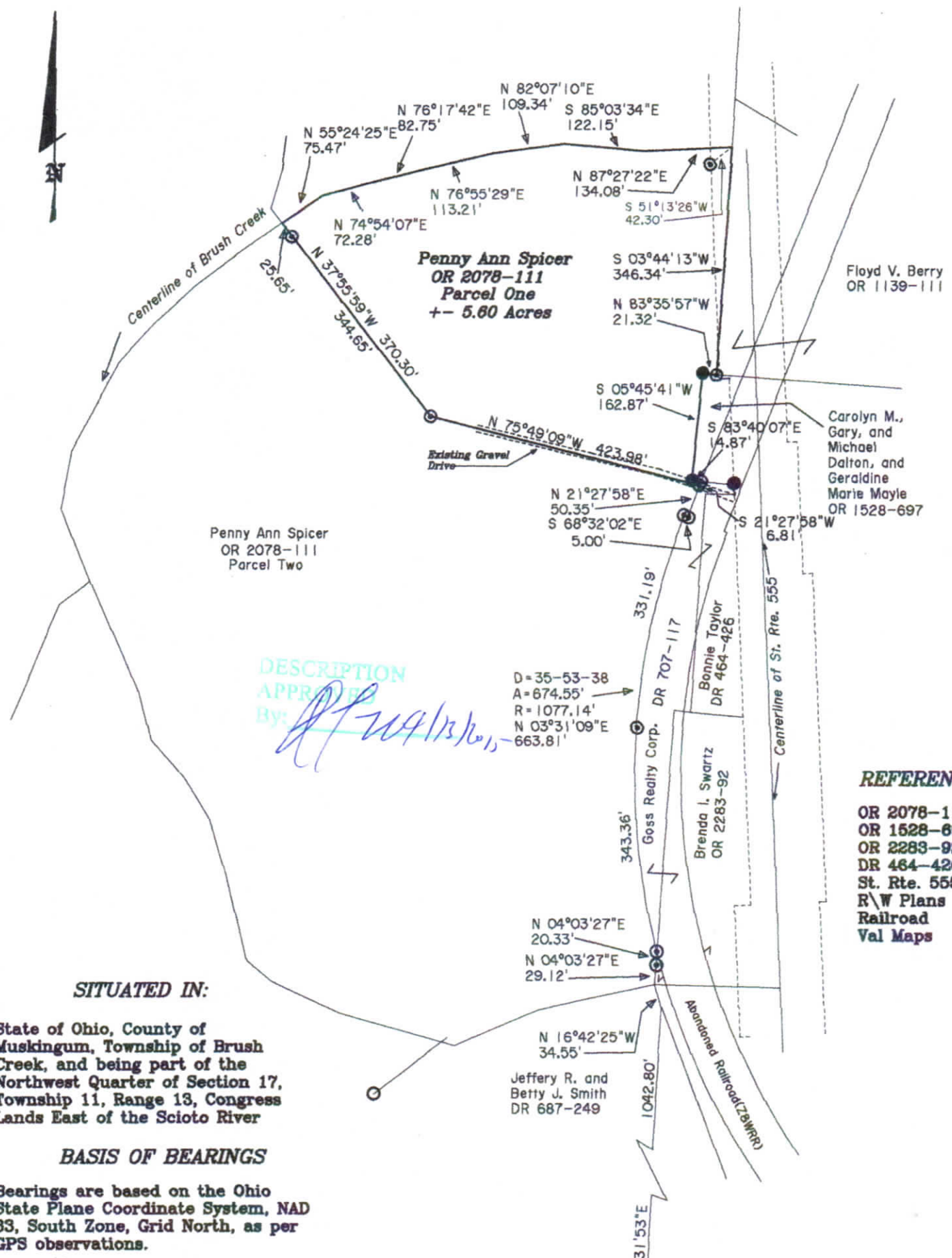
*[Signature]* 4/9/15



4-9-15

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

**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: 08-20-17-77-000 +- 5.60 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



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*Jack D. Newcome* 4-9-15  
**NOT RECORDABLE**  
Date  
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.

**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

LEGEND	
▲	Railroad Spike Set
●	Iron Pin Found
⊞	Stone Found
○	Azle 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 707-111).  
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.

North, as per G.P.S. observations.

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

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STATE OF OHIO

JACK D.  
NEWCOME  
S-7321  
REGISTERED

PROFESSIONAL SURVEYOR

4-13-15  
Date

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spikes 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 707-111).

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.

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

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

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 Qtr. 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	48.45'
RAD: 1077.14'	TAN: 348.88'	
LEN: 674.55'	DELTA: 35°53'37"	
L-4	N 03°31'09"E	663.81'

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

Carolyn M.,  
Gary, and  
Michael  
Dillon, and  
Gerardine  
Marie Mayle  
OR 1528-697

N 69°49'22"W  
56.39'

Centerline of State Route 655

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

Goss Realty  
Corporation  
DR 707-117

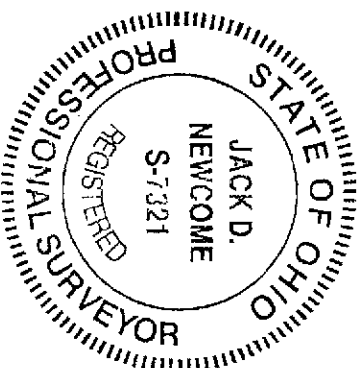
Bonnie Taylor  
DR 464-426

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Aisle 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 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  
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