

## Description of Part of Outlot 2

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Township 1, Range 9, United States Military Lands, Village of Mount Sterling, and being part of Outlot 2, of the Plat of Mount Sterling, as found in Plat Book A-O, Page 162, and being all of the lands presently owned by William Lee Knaup, by Official Record 1914, page 864, and being more particularly described as follows:

Beginning for reference at an iron pin set on the south east corner of Lot No. 59, as per the Plat of Mount Sterling, Plat Book A-O, Page 162;

Thence along the south line of Lot 59, and the north line of a 49.5 feet wide street, North 88 degrees 00 minutes 00 seconds West, 67.87 feet to an iron pin set at an angle point in said right of way;

Thence across said right of way, South 30 degrees 03 minutes 04 seconds West, 46.46 feet to an iron pipe found;

Thence South 03 degrees 35 minutes 24 seconds West, 4.53 feet to an iron pin set on the northwest corner of lands presently owned by B. L., N. J., and D. L. Sowers, (OR 1136-902), and being the principal place of beginning

Thence along the west line of said Sowers lands, South 03 degrees 35 minutes 24 seconds West, 452.95 feet to a point on the south line of Outlot 2, passing an iron pipe found on the right of way of St. Rte. 40, at 383.41 feet;

Thence along the south line of Outlot 2, North 86 degrees 12 minutes 34 seconds West, 402.03 feet to a point at the southwest corner of Outlot 2;

Thence along the west line of Outlot 2, North 05 degrees 00 minutes 09 seconds West, 385.62 feet to an iron pin found on the southwest corner of lands presently owned by R. E. Jr. and K. J. Cook, (DR 956-133), passing an iron pin set on the right of way of St. Rte. 40 at 69.08 feet;

Thence along the south line of said Cook lands North 86 degrees 29 minutes 53 seconds East, 134.00 feet to an iron pin set on the southeast corner of said Cook lands;

Thence along the east line of said Cook lands, North 09 degrees 03 minutes 32 seconds West, 132.00 feet to an iron pin set on the south line of a 49.5 feet wide street;

Thence along the south line of said street, the following two courses:

- 1.) North 82 degrees 00 minutes 00 seconds East, 7.57 feet to an iron pin set;
- 2.) South 74 degrees 00 minutes 00 seconds East, 356.49 feet to the principal place of beginning, containing 4.64 acres more or less, and 0.52 acres being in the St. Rte. 40 Right of Way.

Appended to the above described tract is an exclusive, augmenting, fifteen foot wide Ingress and Egress Easement, and being more particularly described as follows:

Beginning for reference at an iron pin set on the north east corner of Lot No. 59, as per the Plat of Mount Sterling, Plat Book A-O, Page 162;

Thence along the south line of Main Street the following two courses:

- 1.) North 88 degrees 00 minutes 00 seconds West, 51.66 feet to an iron pin set;
- 2.) North 74 degrees 00 minutes 00 seconds West, 26.09 feet to a point in the centerline of said 15 feet wide easement, and the principal place of beginning;

Thence along the centerline and through Lot No. 59, South 16 degrees 00 minutes 00 seconds West, 132.00 feet, to the north line of a 49.5 feet wide street and the terminus of said easement, containing 0.05 acres more or less.

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 centerline of Main Street, as being North 74 degrees 00 minutes 00 seconds West, as per the Plat of Mount Sterling, Plat Book A-O, Page 162.

This description is written based on a field survey completed August, 20, 2008, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**  
Jack D. Newcome, Reg. No. 7321

8-25-08  
Date

Parcel No. - All of: 25-49-03-02-000 +- 4.64 Acres  
(+- 0.52 Acres in St. Rte. 40 Right of Way)

DESCRIPTION  
APPROVED  
By: *[Signature]* 8/28/08



# SITUATED IN:

State of Ohio, County of Washington, Township of Hopewell, Township 1, Range 8, U. S. M. L., and being part of Outlet Two of the Plat of Mount Sterling, as depicted in plat Book A-0, Page 162.

## BASIS OF BEARINGS

Bearings are based on the Main Street as being North 74 degrees 00 minutes 00 seconds West as per the Plat of Mount Sterling, Plat Book A-0, Page 162.

J. R. Quinn  
OR 1143-912

Outlet 3

Surveyors Note: A gap exists between my survey, and the original survey.

## PARCEL NO.

All of: 85-48-03-03-000 +- 4.64 Acres  
(+- 0.02 Acres in Right of Way of St. Rte. 40)

William Lee Knaup  
OR 1914-864  
+- 4.64 Acres

Outlet 2

N 86°12'34" W 402.03'

92.97'

**OFFICE COPY**  
**NOT RECORDABLE**  
Date 8-25-08  
Surveyor No. 7381



Newcome Surveying Company  
6015 Ballard Road  
Newport, Ohio  
740-402-6720

B. L. N. J.  
and D. L. Sowers  
OR 1130-902

## DESCRIPTION

*William Lee Knaup*

## REFERENCES

Pl. Bk. A-0, Pg. 162  
DR 906-1283  
OR 1143-912  
OR 1130-902  
OR 1780-905  
OR 8103-845  
St. Rte. 40 R/W  
Plans

- LEGEND**
- ▲ Railroad Spikes Set
  - Iron Pin Found
  - ⊕ Stone Found
  - Ash Found
  - Iron Pipe Found
  - ⊕ Railroad Spikes Found
  - Iron Pin Set, 6"/8" rebar
  - ⊕ Woodpost Found

Adjoining Survey Line

Outlet Line

Outlet 1

Northeast Corner of Lot 89

Alley 18.5' R/W

Southeast Corner of Lot 89

15 feet Wide Egress Easement

Street 49.5' R/W

Main Street 80' R/W

Wood Post

N 86°00'00"E 7.51'

R. E. W. and R. L. Cook  
DR 956-133

N 86°29'53"E 134.00'

N 09°03'32"W 132.00'

N 03°00'09"W 385.62'

S 03°35'24"W 383.41'

R/W Line St. Rte. 40

89.08'

89.54'

R/W Line St. Rte. 40

