

DESCRIPTION FOR CONVEYANCE
R. NEWSOM
PARCEL NUMBER 35-35-02-41-15-000 (PART)

BEING A PART OF THE 2ND QUARTER OF TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE ON THE EAST LINE OF QUARTER TOWNSHIP 2 AT THE SOUTHWEST CORNER OF LOT 20 OF ROBERTS SURVEY OF A PART OF THE FIRST QUARTER OF TOWNSHIP 2, RANGE 9; THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST 864.34 FEET ALONG THE EAST LINE OF SAID QUARTER TOWNSHIP 2 TO A POINT IN THE CENTER OF COUNTY ROAD 545 (VICKERS HILL ROAD); THENCE SOUTH 64 DEGREES 41 MINUTES 48 SECONDS WEST 451.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) IN THE CENTER OF SAID ROAD; AT THE SOUTHEAST CORNER OF A 40.45 MORE OR LESS ACRE TRACT CONVEYED TO E. H. EVERETT MC COWAN AND SARAH B. MC COWAN BY DEED RECORDED IN VOLUME 894, PAGE 253 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE SOUTH LINE OF SAID MC COWAN TRACT AND THE CENTER OF SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

- 1) SOUTH 55 DEGREES 43 MINUTES 28 SECONDS WEST 71.09 FEET TO A POINT;
- 2) SOUTH 48 DEGREES 28 MINUTES 06 SECONDS WEST 71.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); SAID EXISTING IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID ROAD SOUTH 43 DEGREES 36 MINUTES 20 SECONDS WEST 25.00 FEET TO A RAIL ROAD SPIKE SET; THENCE LEAVING THE SAID ROAD NORTH 08 DEGREES 03 MINUTES 22 SECONDS WEST 22.97 FEET TO AN IRON PIN SET; THENCE NORTH 83 DEGREES 10 MINUTES 02 SECONDS WEST 438.45 FEET TO AN IRON PIN SET; THENCE NORTH 08 DEGREES 01 MINUTES 10 SECONDS EAST 271.82 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE ABOVE MENTIONED MC COWAN TRACT, SAID IRON PIN BEING SOUTH 87 DEGREES 00 MINUTES 16 SECONDS EAST 378.93 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 87 DEGREES 00 MINUTES 16 SECONDS EAST 350.89 FEET ALONG THE SAID SOUTH LINE OF SAID MC COWAN TRACT TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 12 DEGREES 22 MINUTES 10 SECONDS EAST 314.95 FEET ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING.

CONTAINING 2.650 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 545 AND ALL OTHER APPLICABLE EASEMENTS. ALSO SUBJECT TO THE FLOWAGE EASEMENT CONVEYED TO U.S.A.

03005 D. NEWSOM

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W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING
3120 LISA LANE, ZANESVILLE, OHIO 43701 (614)453-4850

ALSO THE FOLLOWING FIFTEEN FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF THE 2ND QUARTER OF TOWNSHIP 2, RANGE 9, OF
THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM
COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

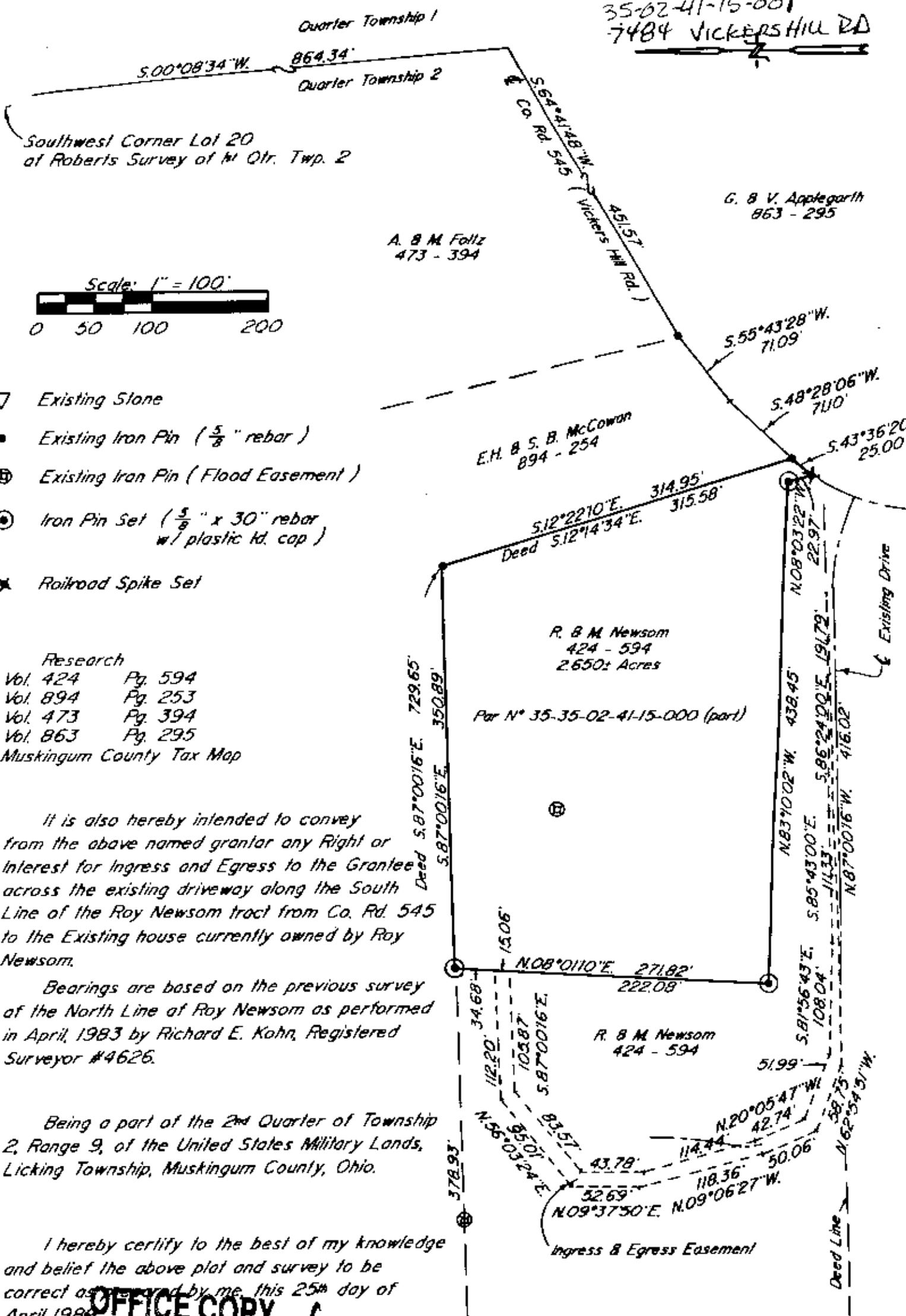
COMMENCING AT AN EXISTING STONE ON THE EAST LINE OF QUARTER
TOWNSHIP 2 AT THE SOUTHWEST CORNER OF LOT 20 OF ROBERTS SURVEY OF
A PART OF THE FIRST QUARTER OF TOWNSHIP 2, RANGE 9; THENCE SOUTH
00 DEGREES 08 MINUTES 34 SECONDS WEST 864.34 FEET ALONG THE EAST
LINE OF SAID QUARTER TOWNSHIP 2 TO A POINT IN THE CENTER OF COUNTY
ROAD 545 (VICKERS HILL ROAD); THENCE SOUTH 64 DEGREES 41 MINUTES
48 SECONDS WEST 451.57 FEET TO AN EXISTING IRON PIN (5/8 INCH
REBAR) IN THE CENTER OF SAID ROAD; AT THE SOUTHEAST CORNER OF A
40.45 MORE OR LESS ACRE TRACT CONVEYED TO E. H. EVERETT MC COWAN
AND SARAH B. MC COWAN BY DEED RECORDED IN VOLUME 894, PAGE 253 OF
THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE SOUTH LINE OF
SAID MC COWAN TRACT AND THE CENTER OF SAID ROAD THE NEXT THREE
COURSES AND DISTANCES:

- 1) SOUTH 55 DEGREES 43 MINUTES 28 SECONDS WEST 71.09 FEET TO A
POINT;
- 2) SOUTH 48 DEGREES 28 MINUTES 06 SECONDS WEST 71.10 FEET TO AN
EXISTING IRON PIN (5/8 INCH REBAR);
- 3) SOUTH 43 DEGREES 36 MINUTES 20 SECONDS WEST 25.00 FEET TO A
RAIL ROAD SPIKE SET; THENCE LEAVING THE SAID ROAD NORTH 08 DEGREES
03 MINUTES 22 SECONDS WEST 22.97 FEET TO AN IRON PIN SET; THENCE
NORTH 83 DEGREES 10 MINUTES 02 SECONDS WEST 438.45 FEET TO AN IRON
PIN SET; THENCE NORTH 08 DEGREES 01 MINUTES 10 SECONDS EAST 222.08
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS
EASEMENT; THENCE NORTH 87 DEGREES 00 MINUTES 16 SECONDS WEST
105.87 FEET TO A POINT; THENCE SOUTH 56 DEGREES 03 MINUTES 24
SECONDS WEST 83.57 FEET TO A POINT; THENCE SOUTH 09 DEGREES 37
MINUTES 50 SECONDS WEST 43.78 FEET TO A POINT; THENCE SOUTH 09
DEGREES 06 MINUTES 27 SECONDS EAST 114.44 FEET TO A POINT; THENCE
SOUTH 20 DEGREES 05 MINUTES 47 SECONDS EAST 42.74 FEET TO A POINT;
THENCE SOUTH 62 DEGREES 54 MINUTES 51 SECONDS EAST 51.99 FEET TO A
POINT; THENCE SOUTH 81 DEGREES 56 MINUTES 43 SECONDS EAST 108.04
FEET TO A POINT; THENCE SOUTH 85 DEGREES 43 MINUTES 00 SECONDS
EAST 111.33 FEET TO A POINT; THENCE SOUTH 86 DEGREES 24 MINUTES 00
SECONDS EAST 191.79 FEET TO A POINT ON THE GRANTORS SOUTH LINE (BY
DEED); THENCE ALONG SAID SOUTH LINE NORTH 87 DEGREES 00 MINUTES
16 SECONDS WEST 416.02 FEET TO A POINT; THENCE LEAVING SAID SOUTH
LINE NORTH 62 DEGREES 54 MINUTES 51 SECONDS WEST 58.75 FEET TO A
POINT; THENCE NORTH 20 DEGREES 05 MINUTES 47 SECONDS WEST 50.06
FEET TO A POINT; THENCE NORTH 09 DEGREES 06 MINUTES 27 SECONDS
WEST 118.36 FEET TO A POINT; THENCE NORTH 09 DEGREES 37 MINUTES 50
SECONDS EAST 52.69 FEET TO A POINT; THENCE NORTH 56 DEGREES 03
MINUTES 24 SECONDS EAST 95.01 FEET TO A POINT; THENCE SOUTH 87
DEGREES 00 MINUTES 16 SECONDS EAST 112.20 FEET TO A POINT, SAID
POINT BEING SOUTH 08 DEGREES 01 MINUTES 10 SECONDS WEST 34.68 FEET
FROM AN IRON PIN SET; THENCE SOUTH 08 DEGREES 01 MINUTES 10
SECONDS WEST 15.06 FEET TO THE PLACE OF BEGINNING.

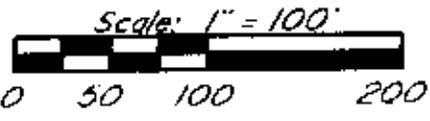
IT IS ALSO HEREBY INTENDED TO CONVEY FROM THE ABOVE NAMED
GRANTOR ANY RIGHT OR INTEREST FOR INGRESS AND EGRESS TO THE
GRANTEE ACROSS THE EXISTING DRIVEWAY ALONG THE SOUTH LINE OF THE

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35-02-41-15-001
7484 VICKERS HILL RD



Southwest Corner Lot 20
of Roberts Survey of 1/4 Qtr. Twp. 2



- ▽ Existing Stone
- Existing Iron Pin ($\frac{5}{8}$ " rebar)
- ⊕ Existing Iron Pin (Flood Easement)
- ⊙ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic kd. cap)
- ✱ Railroad Spike Set

Research
Vol. 424 Pg. 594
Vol. 894 Pg. 253
Vol. 473 Pg. 394
Vol. 863 Pg. 295
Muskingum County Tax Map

It is also hereby intended to convey from the above named grantor any Right or Interest for Ingress and Egress to the Grantee across the existing driveway along the South Line of the Roy Newsom tract from Co. Rd. 545 to the Existing house currently owned by Roy Newsom.

Bearings are based on the previous survey of the North Line of Roy Newsom as performed in April, 1983 by Richard E. Kohn, Registered Surveyor #4626.

Being a part of the 2nd Quarter of Township 2, Range 9, of the United States Military Lands, Licking Township, Muskingum County, Ohio.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 25th day of April 1989.

OFFICE COPY
W. J. BIEDENBACH
Reg. Surveyor #5718



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. J. Namik
5/3/89

W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 4-25-89
Scale: 1" = 100'	Checked by: JDD
Job N°: 3005	D. Newsom