

35-02-51-12-000

Re-Survey of Roger and Ruby Bowen Lands in Licking Township

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of Quarter Township 2, Township 2, Range 9, United States Military Lands, and being all the lands presently owned by Roger E. and Ruby J. Bowen as per Deed Record 605, Page 14, and Official Record 2906-606, and being more particularly described as follows:

Beginning for reference at an iron pipe found on the north right of way of Vansickle Drive, and the southwest corner of lands of K. E. and J. W. Somers Jr. lands, as depicted on the Vansickle Drive Road Dedication Plat, in Plat Book 16, Page 55;

Thence along the north line of said drive, South 87 degrees 20 minutes 25 seconds East, 230.42 feet to a point in the centerline of St. Rte. 586, (R\W 60');

Thence along the centerline of St. Rte. 586, South 02 degrees 39 minutes 35 seconds West, 16.39 feet to a point on the southwest corner of lands presently owned by Leland J. and Mary L. Christensen, (DR 616-273), and the principal place of beginning;

Thence along the south line of said Christensen lands, South 87 degrees 51 minutes 18 seconds East, 351.71 feet to an iron pin found, passing an iron pipe found at 29.32 feet, on the southwest corner of lands presently owned by Leland J. and Mary L. Christensen, (DR 616-273), and the northwest corner of lands presently owned by Loretta Conley, (OR 2754-406);

Thence along the west line of said Conley lands, South 02 degrees 31 minutes 35 seconds West, 199.99 feet to an iron pin set, passing an iron pin found at 99.99 feet, on a north line of Hanby Properties, LLC, (OR 2347-117);

Thence along said Hanby lands, North 87 degrees 51 minutes 18 seconds West, 352.17 feet, passing an iron pin set at 315.54 feet, to a point in the centerline of St. Rte. 586;

Thence along the centerline of St. Rte. 586, North 02 degrees 39 minutes 35 seconds East, 199.99 feet, to the principal place of beginning, containing 1.616 acres, more or less, with 0.138 acres, more or less within the right of way of St. Rte. 586, and being all of Auditor's Parcel Numbers 35-02-51-12-000 (+/- 0.807 Acres), and 35-02-51-13-000 (+/- 0.809 Acres).

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 September 25, 2020, by Jack D. Newcome, Reg. No. 7321.



OFFICE COPY

NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

10-7-20

Date

DESCRIPTION

APPROVED

By: 2/4/10/9/2020