

ADDRES N/A

35-02-41-19 PS

DESCRIPTION OF SURVEY  
Prepared For  
Dwight L. & Glenda S. Flowers

Situated in the State of Ohio, County of Muskingum, and in the Township of Licking.

Being a part of the Northwest Quarter of Township Two North (T2N), Range Nine West (R9W), in the United States Military Lands (USML); and being a part of the 12.7007 acre parcel, Auditor Recorded Parcel # 35-35-02-41-19-001, conveyed to Dwight L. & Glenda S. Flowers as recorded in Vol. 1616, Pg. 973 of the Muskingum County Recorders Office (MCRO), and more particularly bounded and described as follows;

Beginning for a Point Of Reference (POR) at an old stone found at the Southwest corner of the 64.61 acre tract conveyed to C. and P. Hoffman by recorded deed in Deed Book (DB) Vol. 953 at Pg. 203 of the MCRO, from which stone an iron pin, found at the Southwest corner of Lot 7 of Compton's Subdivision as the same is recorded in Vol. "D" at Pg. 101 of the MCRO, bears N 0°00' 00" E at 1701.69 feet; which POR is a point on the East line of the Northwest Quarter of T2N, R9W, USML; thence, S 0°00'00" W along said Quarter Township line 326.13 feet to a point for a corner; thence, S 87°01'22" W for a line of reference, 509.29 feet to an iron pin found at the Northwest corner of the 7.87 acre tract conveyed to A. & M. Foltz as recorded in DB Vol. 473 at Pg.39 of the MCRO; the Southwest corner of the 157.21 acre, Parcel One, tract conveyed to Dwight L. & Glenda S. Flowers as recorded in DB Vol.1161 at Pg. 679 of the MCRO; and on an easterly corner of the 12.7007 acre tract of the aforesaid D. L. & G. S. Flowers (1616-973) for a point for a corner; which point is also at the centerline of the (old) Nashport- Frazzysburg Ridge Road (Ridge Road); thence, S 8°48'20" E along the centerline of said Ridge Road, being the West line of the said Foltz 7.87 acre tract, 301.03 feet to a point for a corner that is the true Place Of Beginning (POB) of this described parcel; thence,

Continuing, South 8°48'20" East along the centerline of Ridge Road, and the West line of said Foltz 7.87 acre tract, a distance of 416.41 feet to a point at an iron pin in the centerline of County Road (CR) 545, also known as Vickers Hill Road, for a point for a corner; thence,

South 54°38'01" West along the centerline of CR 545 a distance of 71.09 feet to a point for a corner in the centerline of CR 545; thence,

South 48°17'19" West along the centerline of CR 545 a distance of 71.10 feet to a point at an iron pin that is the Southeast corner of the 2.650 acre tract conveyed to David & Beverly Newsom as recorded in DB Vol. 1022 at Pg. 48 of the MCRO, for a point for a corner; thence,

North 12°57'51" West along the East line of said D & B Newsom 2.650 acre tract, passing a Solid Iron Rod (SIR) at 30.00 feet, set for a reference point, a total distance of 315.06 feet to an iron pin found at the Northeast corner of the said D & B Newsom 2.650 Acre tract, for a point for a corner; thence,

North 87°37'48" West, along and near a woven wire fence now marking the North line of said D & B Newsom a distance of 54.19 feet to an SIR set for a corner; thence,

North 2°22'12" East a distance of 197.64 feet to an SIR set for a corner; thence,

South 87°37'50" East, passing an SIR set for a reference at 114.10 feet, a total distance of 164.10 feet to the point in the centerline of Ridge Road at the true POB of this described parcel.

An easement is hereby reserved and described as follows;

Being a strip of land 35.00 feet in true width along the entire length of the East line of this described parcel.

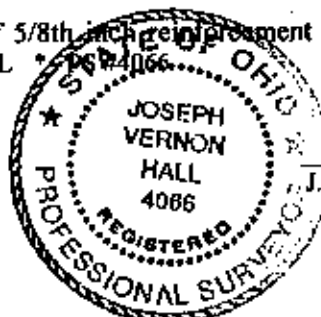
The herein described parcel was surveyed during November 2001 by ESP Associates, J. Vernon Hall registered Ohio Surveyor # 4066, and is computed to contain 1.6504 acres of land, subject to all legal easements, right-of-ways, restrictions and covenants of record.

Bearings and locations are referenced to the East line of the Northeast Quarter of T2N, R9W, USML as now marked by the iron pin found at the Southwest corner of Lot Seven, Compton's Subdivision, and the Stone found at the Southwest corner of the C. & P. Hoffman 64.61 acre tract as aforesaid. Bearings of contiguous lands in Q2, T2N, R9W, USML each refer to this referenced bearing as "SOUTH" (used herein as being S 0°00'00" W). Bearings, so referenced, are used to denote angles only.

The SIR set consist of 5/8th inch reinforcement rods, 30 inches in length, with plastic caps attached and marked: ESP / JV HALL

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY alw

2-13-2002



OFFICE COPY  
NOT RECORDED

J. Vernon Hall Registered Ohio Surveyor #4066

2-4-02

# PLAT OF SURVEY

Prepared For

**DWIGHT L. & GLENDA S. FLOWERS**  
LICKING TOWNSHIP MUSKINGUM COUNTY

OHIO

Scale: 1" = 100'



NOVEMBER 2001

SW corner Lot 7  
Comptons Subdivision  
Deed Book "D" Pg 101

IP find

C & P Hoffman  
64.61 Ac.  
953 - 203

STONE find

1701.99

S 00°00'00"E 328.13'

IP find

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S 00°00'00"E 328.13'

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Dwight L. & Glenda S Flowers  
12.7007 Ac.  
Vol. 1616 Pg. 973

Dwight L. & Glenda S Flowers  
157.21 Ac.  
Vol. 1161, Pg. 679  
Parcel 1

A & M POLTZ  
7.87 Ac.  
DB 473, Pg. 39

D&B Newsom  
1022-48  
2.650 Ac. +/-

Being a part of Auditors Parcel #35-35-02-41-19-001  
in the Northwest Quarter of Township Two North,  
Range Nine West, United States Military Land.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY A. L. Swinchart  
1-30-2002 K.B

- Iron Pin, found
- Solid Iron Rod, set
- Stone, found
- Survey Lines
- - - Property Lines
- ⊙ Road Centerline
- POB Point Of Beginning
- POR Point Of Reference

Bearings and locations are referenced to the East line of the NW Quarter of T2N, R9W, USML now marked by the iron pin found at the SW corner of Lot 7, Comptons Subdivision, and the stone found at the SW corner of the C & P Hoffman 64.61 acre tract recorded in Volume 953 at Page 203, Muskingum County Deed Records



ESP ASSOCIATES  
983 Sharon View Drive  
Newark, Ohio 43055-2807  
Tele / Fax 740-366-5411

THIS PLAT OF SURVEY correctly represents  
a field survey made for the exclusive  
use of the herein named owners.  
**NOT RECORDABLE**  
J. Vernon Hall  
Registered Ohio Surveyor No. 4066