

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

35-02-41-31

7510 TORI LN

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 # 35-02-41-19-001, 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 page 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 Page 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°29'28" E, for a line of reference, along an existing woven wire fence, passing an SIR set at 319.71 feet, for a reference point, a total distance of 325.71 feet to a fence corner post for a corner; thence, S 87°01'11" W along an existing woven wire fence now marking the North line of the 7.87 acre tract conveyed to A. & M. Foltz as recorded in DB Vol. 473 at Pg. 39 of the MCRO for a line of reference, 512.21 feet to an iron pin found at the Northwest corner of the said Foltz tract and in the center of the Nashport/Frazeysburg -Ridge Road; being also 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; 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 Northeast corner of the 1.6504 acre tract conveyed to Duane H. & Martha J. Flowers as recorded in Volume 1649 at Page 758 of the MCRO; thence N 87°37'50" W along the North line of said D. H. & M. J. Flowers tract passing an iron pin at 50.00 feet a total distance of 164.10 to an Iron Pin found at the Northwest corner of said D. H. & M. J. Flowers tract and at the True Point of beginning of this herein described parcel; thence,

South 2°22'12" West along a West line of the said D.H. & M.J. Flowers 1.6504 Acre tract a distance of 197.64 feet to an iron pin found at a Westerly corner of said D.H. & M.J. Flowers tract and on the North line of the 2.650 acre parcel conveyed to D. & B. Newsom as recorded in Vol. 1022 at Pg. 48 of the MCRO for a point for a corner; thence,

North 87°32'31" West along the North line of said D. & B. Newsom 2.650 acre tract a distance of 296.62 feet to an iron pin found at the Northwest corner of said D. & B. Newsom tract for a point for a corner; thence,

North 4°24'09" East a distance of 223.48 feet to a Solid Iron Rod (SIR) set at a point that is the Northwest corner of this described parcel; thence,

South 79°40'01" East a distance of 87.04 feet to an SIR set at the Point Of Curvature (PC) of a curve Easterly (concave to the North) for a point for a corner; thence,

Easterly with said curve to the left [Curve Data; Central Angle = 7°57'48"; Radius = 1461.74 feet; Tangent = 101.73 feet; Chord Bearing = S 83°38'51" E ; Chord Distance = 202.983] a distance of 203.15 feet to the Point Of Tangency (PT) and the Point Of Beginning of this described parcel.

The herein described parcel was surveyed during January 2003 by ESP Associates, J. Vernon Hall registered Ohio Surveyor # 4066, and is computed to contain 1.3903 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 Northwest 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 N 0°00'00" E). Bearings, so referenced, are used to denote angles only.

The SIR set consist of 5/8th inch iron reinforcement rods, 30 inches in length, with plastic caps attached and marked:
ESP / JV HALL * PS #4066

Prior Instrument Reference: Volume 1616 at Page 973, Deed Records of Muskingum County, Ohio.

Tax Parcel No. is 35-35-02-41-19-001

A non-exclusive easement is hereby granted (for ingress and egress to the Vickers Hill Road) consisting of a strip of land described as here-with attached.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY AL SWINEHART
8-18-03 ED



OFFICE COPY
NOT RECORDED
J. Vernon Hall
Registered Professional Surveyor # 4066

8-7-03

PLAT OF SURVEY

Prepared For

DWIGHT L. & GLENDA S. FLOWERS

LICKING TOWNSHIP

MUSKINGUM COUNTY

OHIO

Scale: 1" = 100'



E.H. Everitt McCowan, et al
40.45 Ac.
Vol. 1019, Pg. 401

SW corner Lot 7
Comptons Subdivision
Deed Book 12 Page 101

Dwight L. & Glenda S. Flowers
12.7001 Ac.
Vol. 1616 Pg. 973

Cent. Angle = 24°15'08"
Radius = 182.859'
Tangent = 35.00'
Chord Bng = N 18°38'30" E
Chord Dist = 65.44'

Cent. Angle = 39°34'28"
Radius = 111.182'
Tangent = 40.00'
Chord Bng = N 10°58'40" E
Chord Dist = 78.28'

Tim A. Harris
1.9928 Ac.
Vol. 1674, Pg. 39

Cent. Angle = 7°57'48"
Radius = 1411.74'
Tangent = 58.587'
Chord Bng = S 83°38'51" E
Chord Dist = 199.402'

Cent. Angle = 7°57'48"
Radius = 1461.74'
Tangent = 101.73'
Chord Bng = S 88°38'51" E
Chord Dist = 202.883'

Duane H. & Martha J. Flowers
1.6504 Ac.
Vol. 1648, Pg. 758

D. & B. Newsom
2.6504 Ac. +/-
Vol. 1022, Pg. 48

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

NW 1/4 Licking Twp.
T2N, R9W, USML
NE 1/4 Licking Twp.
T2N, R9W, USML

C. & P. Hoffman
84.81 Ac.
DB 3-203

STONE Rd

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

S 0°29'28"E
325.71'

S 0°00'00"E
1701.89'

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

A.L. Swindler

8-18-03 *Rel*

Being a part of Auditors Parcel #35-02-41-19-001
in the NW 1/4 of T2N, R9W, U.S. Military Lands.

Bearings and locations are referenced to
the East line of the NW 1/4 of T2N, R9W, USML,
now marked by the iron pin found at the SW corner
of Lot 7 of Comptons Subdivision, and the stone
found at the SW corner of the C & P Hoffman 84.81 acre
tract as recorded in Vol. 953 at Pg. 203 of the
Muskingum County Deed Records.

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

This PLAT OF SURVEY correctly represents
a field survey, made by me, for the exclusive

OFFICE COPY
NOT-RECORDABLE

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

