

Tract 1

Being part of Lot 10, and Lot 11 of "Robert's Survey" (no record found) and part of Lot 2 of "Compton's Subdivision" as recorded in Deed Book D, page 101 and in the 1st Quarter of Township 2 North, Range 9 West, of the United States Military Lands, Licking Township, Muskingum County, Ohio [and being part (27.5684 acres) of Tract II, First Parcel (Aud. Par. # 35-10-41-04-000); part (14.4304 acres) of Tract II, Second Parcel (Aud. Par. # 35-10-41-07-000); and part (0.0012 acres) of Tract II, Fourth Parcel (Aud. Par. # 35-10-51-02-000); as conveyed to Josephine S. McVay, Trustee by a deed recorded in Official Record Book 1615, page 320] and being further bounded and described as follows:

Beginning at a stone found at the northwest corner of the aforementioned Lot 10, said point also being on the line separating Licking Township and Jackson Township;

thence South 87° 50' 24" East, along the north line of said Lot 10 and along the line separating Licking Township and Jackson Township and passing a $\frac{5}{8}$ inch rebar found at a distance of 1284.64 feet, a total distance of 1302.51 feet to a point in the center of Baker Road (Township Road 119);

thence the following fifteen (15) courses along the center of Baker Road (Township Road 119):

- 1) South 35° 53' 30" West, a distance of 150.83 feet to a point;
- 2) South 30° 56' 31" West, a distance of 96.49 feet to a point;
- 3) South 28° 24' 27" West, a distance of 257.35 feet to a point;
- 4) South 22° 14' 51" West, a distance of 85.54 feet to a point;
- 5) South 18° 18' 13" West, a distance of 71.59 feet to a point;
- 6) South 15° 02' 20" West, a distance of 103.58 feet to a point;
- 7) South 13° 42' 38" West, a distance of 70.61 feet to a point;
- 8) South 15° 38' 52" West, a distance of 65.52 feet to a point;
- 9) South 20° 28' 54" West, a distance of 59.21 feet to a point;
- 10) South 23° 57' 41" West, a distance of 77.65 feet to a point;
- 11) South 25° 17' 09" West, a distance of 44.92 feet to a point;
- 12) South 27° 23' 07" West, a distance of 51.29 feet to a point;
- 13) South 31° 59' 42" West, a distance of 78.41 feet to a point;
- 14) South 36° 42' 43" West, a distance of 125.60 feet to a point;
- 15) South 42° 26' 07" West, a distance of 187.53 feet to a point;

thence North 53° 50' 17" West, through the aforementioned McVay property and passing an iron pin set at a distance of 25.00 feet, a total distance of 2411.05

feet to an iron pin set on the line separating Licking Township and Jackson Township;

thence South 88° 05' 38" East, along the north line of the aforementioned Lot 11 and along the line separating Licking Township and Jackson Township, a distance of 1360.55 feet to the place of beginning.

Containing 42.0000 acres (27.5684 acres being in Lot 10; 14.4304 acres being in Lot 11; and 0.0012 acres being in Lot 2), subject to all legal road right of way and any valid and existing, easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings as shown on a survey plat prepared by James R. Cottrill, Reg. Surv. # 6858, for Josephine S. McVay dated March 29, 2007. Pertinent documents are all deeds and plats mentioned, tax maps and a survey plat prepared by James R. Cottrill, Reg. Surv. # 6858, for Josephine S. McVay dated March 29, 2007. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books, Plat Books and Official Record Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surveyor #6751, from an actual field survey made under my supervision during August of 2010.

**OFFICE COPY
NOT RECORDABLE**
Hitchens & Associates
Harold W. Hitchens, Jr., Reg. Surv. #6751
April 12, 2010
Revised August 5, 2010
Job #4105-03-10



DESCRIPTION
APPROVED

By: *[Signature]* 8/13/2010

Tract 2

Being part of Lot 9, Lot 10, Lot 11 and Lot 12 in "Robert's Survey" (no record found) and part of Lot 2 in "Compton's Subdivision" as recorded in Deed Book D, page 101, in the 1st Quarter of Township 2 North, Range 9 West, of the United States Military Lands, Licking Township, Muskingum County, Ohio [and being part (6.5838 acres) of Tract II, First Parcel (Aud. Par. # 35-10-41-04-000); part (35.5941 acres) of Tract II, Second Parcel (Aud. Par. # 35-10-41-07-000); part (8.2283 acres) of Tract II, Third Parcel (Aud. Par# 35-10-41-12-00); and part (45.8330 acres) of Tract II, Fourth Parcel (Aud. Par.# 35-10-51-02-000), as conveyed to Josephine S. McVay, Trustee by a deed recorded in Official Record Book 1615, page 320 and being further bounded and described as follows:

Beginning for a point of reference at a stone found at the northeast corner of the aforementioned Lot 11, said point also being on the line separating Licking Township and Jackson Township;

thence North 88° 05' 38" West, along the north line of said Lot 11 and said Lot 2 and also along the line separating Licking Township and Jackson Township, a distance of 1360.55 feet to an iron pin set, **said point being the true place of beginning of this tract;**

thence South 53° 50' 17" East, through the aforementioned McVay property and passing an iron pin set at a distance of 2386.05 feet, a total distance of 2411.05 feet to a point in the center of Baker Road (Township Road 119)

thence the following eleven (11) courses along the center of Baker Road (Township Road 119):

- 1) South 42° 26' 07" West, a distance of 31.76 feet to a point;
- 2) South 40° 44' 15" West, a distance of 73.87 feet to a point;
- 3) South 37° 53' 24" West, a distance of 61.76 feet to a point;
- 4) South 34° 26' 42" West, a distance of 159.72 feet to a point;
- 5) South 40° 51' 48" West, a distance of 71.42 feet to a point;
- 6) South 50° 01' 15" West, a distance of 51.48 feet to a point;
- 7) South 54° 39' 38" West, a distance of 141.62 feet to a point;
- 8) South 51° 19' 49" West, a distance of 58.07 feet to a point;
- 9) South 45° 50' 58" West, a distance of 53.06 feet to a point;
- 10) South 35° 02' 55" West, a distance of 24.00 feet to a point;
- 11) with a curve to the left having a radius of 440.73 feet; a chord bearing and distance of South 21° 01' 43" West 213.54 feet; a tangent distance of 110.05 feet; and a central angle of 28° 02' 23", and an arc distance of 215.69 feet to a point;

thence North 68° 27' 22" West, through the aforementioned McVay property and passing an iron pin set at a distance of 20.00 feet, a total distance of 1883.15 feet to a $\frac{5}{8}$ inch rebar found;

thence North 87° 54' 26" West, along the north line of a tract conveyed to Wayne Douglas Kilpatrick and David Dean Kilpatrick by a deed recorded in Official Record Book 1047, page 387, a distance of 997.02 feet to a $\frac{5}{8}$ inch rebar found;

thence North 01° 54' 28" East, along the west line of the aforementioned Lot 2 and along the east line of a tract conveyed to Wayne Douglas Kilpatrick and David Dean Kilpatrick by a deed recorded in Official Record Book 1066, page 451, a distance of 1460.79 feet to a $\frac{5}{8}$ inch rebar found on the line separating Licking Township and Jackson Township;

thence South 88° 05' 38" East, along the north line of said Lot 2 and along the line separating Licking Township and Jackson Township and passing a $\frac{5}{8}$ inch rebar found at a distance of 2.34 feet, a total distance of 1326.91 feet to the place of beginning.

Containing 96.2392 acres (2.2840 acres being in Lot 9; 6.5838 acres being in Lot 10; 35.5941 acres being in Lot 11; 5.9443 acres being in Lot 12; and 45.8330 acres being in Lot 2), subject to all legal road right of way and any valid and existing, easements, restrictions, leases or other conditions of record.

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