

### Tract 1

Being part of Lot 9, 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 1<sup>st</sup> Quarter of Township 2 North, Range 9 West, of the United States Military Lands, Licking Township, Muskingum County, Ohio [and being part (32.7505 acres) of Tract II, First Parcel (Aud. Par. # 35-10-41-04-000); part (20.7698 acres) of Tract II, Second Parcel ( Aud. Par. # 35-10-41-07-000); part (0.0176 acres) of Tract II, Third Parcel (Aud. Par.# 35-10-41-12-000;) and part (0.0022 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 nineteen (19) 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 219.29 feet to a point;
- 16) South 40° 44' 15" West, a distance of 73.87 feet to a point;
- 17) South 37° 53' 24" West, a distance of 61.76 feet to a point;
- 18) South 34° 26' 42" West, a distance of 159.72 feet to a point;

19) South 40° 51' 48" West, a distance of 52.63 feet to a point;

thence the following eight (8) courses through the aforementioned McVay property:

- 1) North 48° 08' 02" West, passing an iron pin set at a distance of 24.93 feet, a total distance of 493.10 feet to an iron pin set;
- 2) North 45° 47' 25" West, a distance of 176.85 feet to an iron pin set;
- 3) North 42° 24' 58" West, a distance of 397.30 feet to an iron pin set;
- 4) North 47° 16' 40" West, a distance of 379.32 feet to an iron pin set;
- 5) North 40° 54' 10" West, a distance of 274.53 feet to an iron pin set;
- 6) North 45° 52' 49" West, a distance of 242.80 feet to an iron pin set;
- 7) North 47° 00' 19" West, a distance of 299.67 feet to an iron pin set;
- 8) North 35° 56' 28" West, a distance of 170.96 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 53.5401 acres (0.0176 acres being in Lot 9; 32.7505 acres being in Lot 10; 20.7698 acres being in Lot 11; and 0.0022 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 April of 2010.

**OFFICE COPY  
NOT RECORDABLE**  
Hitchens & Associates  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
April 12, 2010  
Job #4105-03-00

DESCRIPTION  
APPROVED  
By: *[Signature]* 5/15/2010

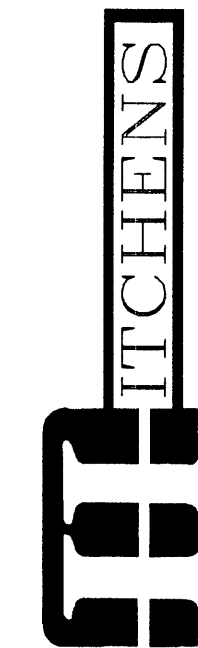


Boundary Survey

for

Scale: 1" = 200'  
Dwn. by: III  
Chkd. by: HWH  
Job No.: 4105-03-10

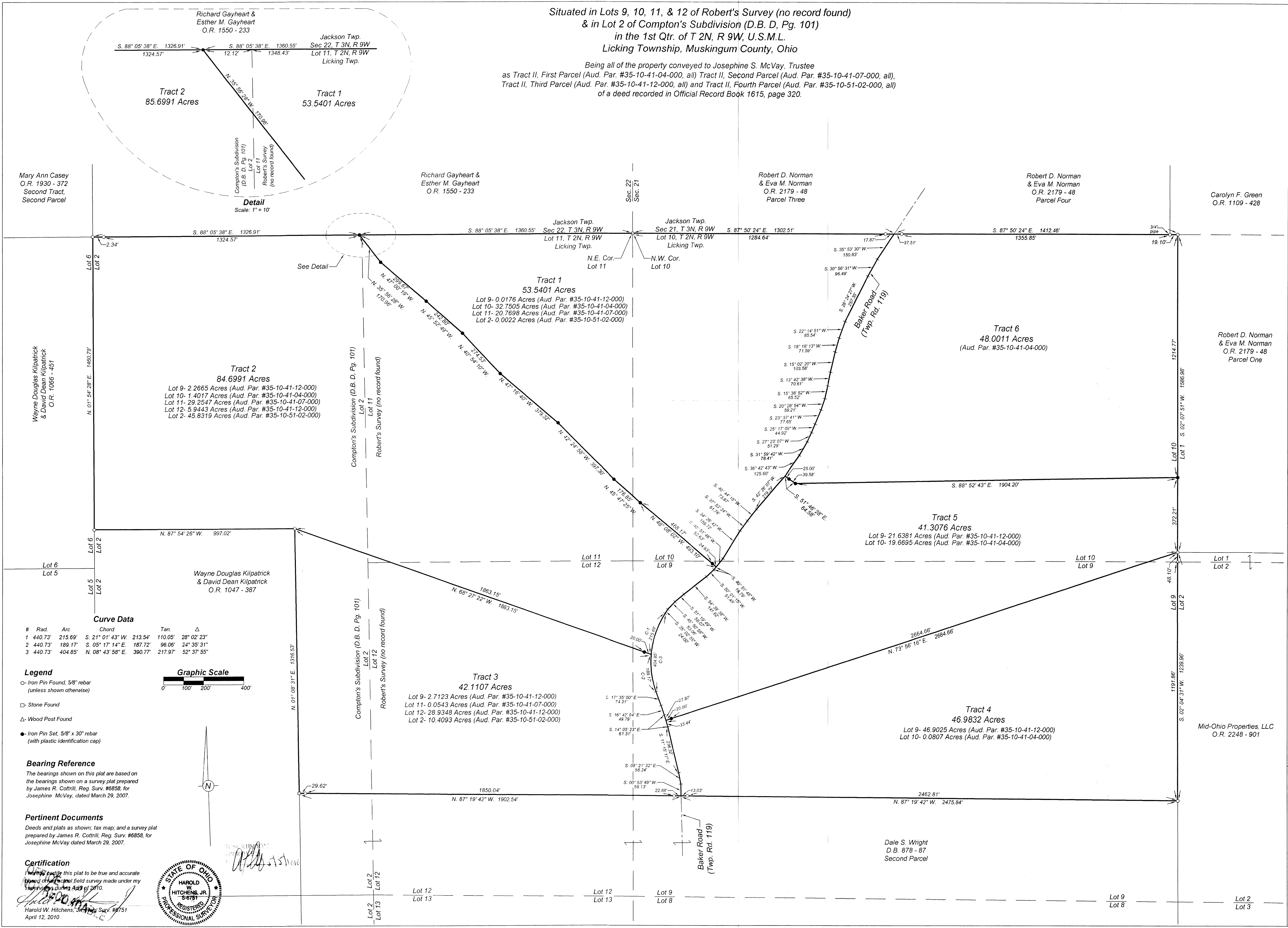
234 South 3rd  
Coshacton, Ohio 43812



No.	Revisions	Description	Date

Situated in Lots 9, 10, 11, & 12 of Robert's Survey (no record found)  
& in Lot 2 of Compton's Subdivision (D.B. D. Pg. 101)  
in the 1st Qtr. of T 2N, R 9W, U.S.M.L.  
Licking Township, Muskingum County, Ohio

Being all of the property conveyed to Josephine S. McVay, Trustee  
as Tract II, First Parcel (Aud. Par. #35-10-41-04-000, all) Tract II, Second Parcel (Aud. Par. #35-10-41-07-000, all),  
Tract II, Third Parcel (Aud. Par. #35-10-41-12-000, all) and Tract II, Fourth Parcel (Aud. Par. #35-10-51-02-000, all)  
of a deed recorded in Official Record Book 1615, page 320.



Detail  
Scale: 1" = 10'

**Tract 2**  
84.6991 Acres  
Lot 9- 2.2665 Acres (Aud. Par. #35-10-41-12-000)  
Lot 10- 1.4017 Acres (Aud. Par. #35-10-41-04-000)  
Lot 11- 29.2547 Acres (Aud. Par. #35-10-41-07-000)  
Lot 12- 5.9443 Acres (Aud. Par. #35-10-41-12-000)  
Lot 2- 45.8319 Acres (Aud. Par. #35-10-51-02-000)

**Tract 1**  
53.5401 Acres  
Lot 9- 0.0176 Acres (Aud. Par. #35-10-41-12-000)  
Lot 10- 32.7505 Acres (Aud. Par. #35-10-41-04-000)  
Lot 11- 20.7698 Acres (Aud. Par. #35-10-41-07-000)  
Lot 2- 0.0022 Acres (Aud. Par. #35-10-51-02-000)

**Tract 6**  
48.0011 Acres  
(Aud. Par. #35-10-41-04-000)

**Tract 5**  
41.3076 Acres  
Lot 9- 21.6381 Acres (Aud. Par. #35-10-41-12-000)  
Lot 10- 19.6695 Acres (Aud. Par. #35-10-41-04-000)

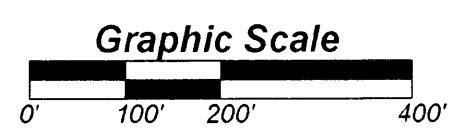
**Tract 4**  
46.9832 Acres  
Lot 9- 46.9025 Acres (Aud. Par. #35-10-41-12-000)  
Lot 10- 0.0807 Acres (Aud. Par. #35-10-41-04-000)

**Tract 3**  
42.1107 Acres  
Lot 9- 2.7123 Acres (Aud. Par. #35-10-41-12-000)  
Lot 11- 0.0543 Acres (Aud. Par. #35-10-41-07-000)  
Lot 12- 28.9348 Acres (Aud. Par. #35-10-41-12-000)  
Lot 2- 10.4093 Acres (Aud. Par. #35-10-51-02-000)

**Curve Data**

#	Rad.	Arc	Chord	Tan.	Δ
1	440.73'	215.69'	S. 21° 01' 43" W. 213.54'	110.05'	28° 02' 23"
2	440.73'	189.17'	S. 05° 17' 14" E. 187.72'	96.06'	24° 35' 31"
3	440.73'	404.85'	N. 08° 43' 58" E. 390.77'	217.97'	52° 37' 55"

- Legend**
- Iron Pin Found, 3/8" rebar (unless shown otherwise)
  - Stone Found
  - △ Wood Post Found
  - Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)



**Bearing Reference**  
The bearings shown on this plat are based on the bearings shown on a survey plat prepared by James R. Cottrill, Reg. Surv. #6858, for Josephine McVay, dated March 29, 2007.

**Pertinent Documents**  
Deeds and plats as shown; tax map; and a survey plat prepared by James R. Cottrill, Reg. Surv. #6858, for Josephine McVay dated March 29, 2007.

**Certification**  
I hereby certify this plat to be true and accurate based on a field survey made under my supervision during April of 2010.  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
April 12, 2010

