

35-10-41-12
35-10-41-64
35-10-41-07
35-10-51-02

316.6417 Acre Tract
Surveyed for Josephine McVay

The following described 316.6417 acre tract is situated in the State of Ohio, Muskingum County, Licking Township, Township -2- North, Range -9- West, U.S. M. L., and being all of a 101.40 acre tract (Tract II, Third Parcel/tax parcel #35104112000) (being part of Lots 9 and 12), and all of a 100.21 acre tract (Tract II, First Parcel/tax parcel #35104104000)(Lot 10), also all of a 49 acre tract (Tract II, Second Parcel/ tax parcel #35104107000)(Lot 11) all of Robert's Survey (Jackson's Subdivision of 23 lots)(no record found), and all of a 59.5 acre tract (Tract II, Fourth Parcel/tax parcel #35105102000) (part of Lot 2 of Compton's Survey ((Dayton Subdivision of 8 lots)(Deed Book "D" page 101, deed book "N" page 389, plat book "A-O" page 85, plat book "A-O" page 171)), all four tracts conveyed to Josephine S. McVay, trustee of the Josephine S. McVay revocable trust by Official Record 1615, page 320, and being more particularly described as follows:

Beginning at an iron pin and cap set in the line between Jackson and Licking Township, said iron pin and cap is at the northeast corner of said Lot 10 and the northwest corner of 67.00 acre tract conveyed to Robert D. and Eva M. Norman by Deed Book 369, page 455 (part of Lot 1 of said Robert survey), said iron pin and cap is also in the south line of a 21.140 acre tract conveyed to Carolyn F. Green by Official Record 1109, page 428 said iron pin and cap bears North 88° 26 minutes 00 seconds West a distance of 2620.74 ft. from a 5/8 inch diameter rebar and yellow plastic caps stamped "SMB 7135" found at the northeast corner of Licking Township;

Thence, with the west line of said 67.00 acre tract, South 02° 07 minutes 51 seconds West a distance of 1586.98 ft. to a 5/8 inch diameter iron rebar and yellow plastic caps stamped "Finley 7222" found at the northwest corner of a 229.7196 acre tract conveyed to Crimson King Farms, LLC by Official Record 1856, page 402;

Thence, with the west line of said 229.7196 acre tract, South 02° 04 minutes 31 seconds West, passing a wood fence post found corner to lots 1,2,9,10 of said Robert's survey at 48.10 ft., a total distance of 1239.96 ft. to an iron pin and cap set at the north east corner of a 46.59 acre tract conveyed to Dale S. Wright by Deed Book 878 page 87;

Thence, with the north line of said 46.59 acre tract, North 87° 19 minutes 42 seconds West, passing an iron pin and cap set at 2462.81 ft., passing a railroad spike set in the centerline of Baker Road (Township Road 119) at 2475.84 ft., passing an iron pin and cap set at 2498.72 ft., also passing 8 in. diameter wood fence posts found at 3638.78 ft. and 3671.78 ft., also passing an iron pin and cap set at 4348.76 feet, a total distance of 4378.38 ft. to a stone in a small stream found in the east line of a 39 acre tract conveyed to Wayne Douglas Kilpatrick and David Dean Kilpatrick by Official Record 1047, page 387;

Thence, with said 39 acre tract the following 2 courses:

- 1) North 01 degree 08 minutes 31 seconds East, passing an iron pin and cap set at 38.16 ft., a total distance of 1316.53 ft. to an iron pin and cap set
- 2) North 87° 54 minutes 26 seconds West, passing an aid inch diameter wood fence post found at 379.03 ft., a total distance of 997.02 ft. to an iron pin and cap set in the east line of a 140.00 acre tract conveyed to Wayne Douglas Kilpatrick and David Dean Kilpatrick by official record 1066, page 451 (east line of Lot 6 of said Compton's survey)

Thence, with the east line of said 140.00 acre tract, North 01 degree 54 minutes 28 seconds East a distance of 1460.79 ft. to an iron pin and cap set in the south line of a 161.07 acre tract conveyed to Mary Ann Casey by Official Record 1930 page 372, also in the line between Licking and Jackson Townships;

Thence, with the line between said Licking and Jackson Towuships, South 88° 05 minutes 38 seconds East, passing a 5/8 inch diameter iron rebar and yellow plastic cap stamped "SMB 7135" found at the southwest corner of a 183.369 acre tract at 2.34 ft., also passing the northern corner common to said Lot 2 and said Lot 11 at 1339.03 ft.,

a total distance of 2687.46 ft. to a record cornerstone found with cut "x" at the southern corner common to sections 21 and 22 of Jackson Township and the northern corner common to said lots 10 and 11, said stone is also at the southwest corner of a 20.00 acre tract conveyed to Robert D. and Eva M. Norman by Deed Book 462 page 473;

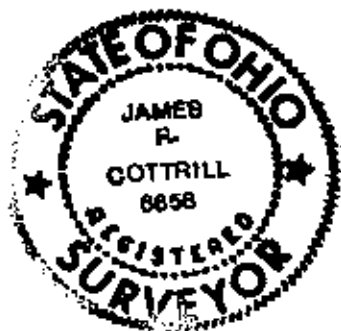
Thence, continuing with said Township line and the south line of said 20.00 acre tract, South 87° 50 minutes 24 seconds East, passing an iron pin and cap set at 1284.64 ft., passing a railroad spike set in the centerline of Baker Road at 1302.51 ft., passing an iron pin and cap set at 1340.02 ft., also passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "SMB 7135" found at the southwest corner of said Green's 21.140 acre tract at 2695.87 ft., a total distance of 2714.97 ft. returning to the point beginning containing 316.6417 Acres more or less, of which there are 101.9030 acres more or less all of said 100.21 acre tract, 108.4167 acres more or less is all of said 101.40 acre tract, 50.0788 acres more or less is all of said 49 acre tract, and 56.2432 acres more or less is all of said 59.5 acre tract.

Bearings are based on a GPS observation on 3/15/07, WGS 1984 geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed March 29, 2007 by James R. Cottrill registration #6858. (Job #S070205)



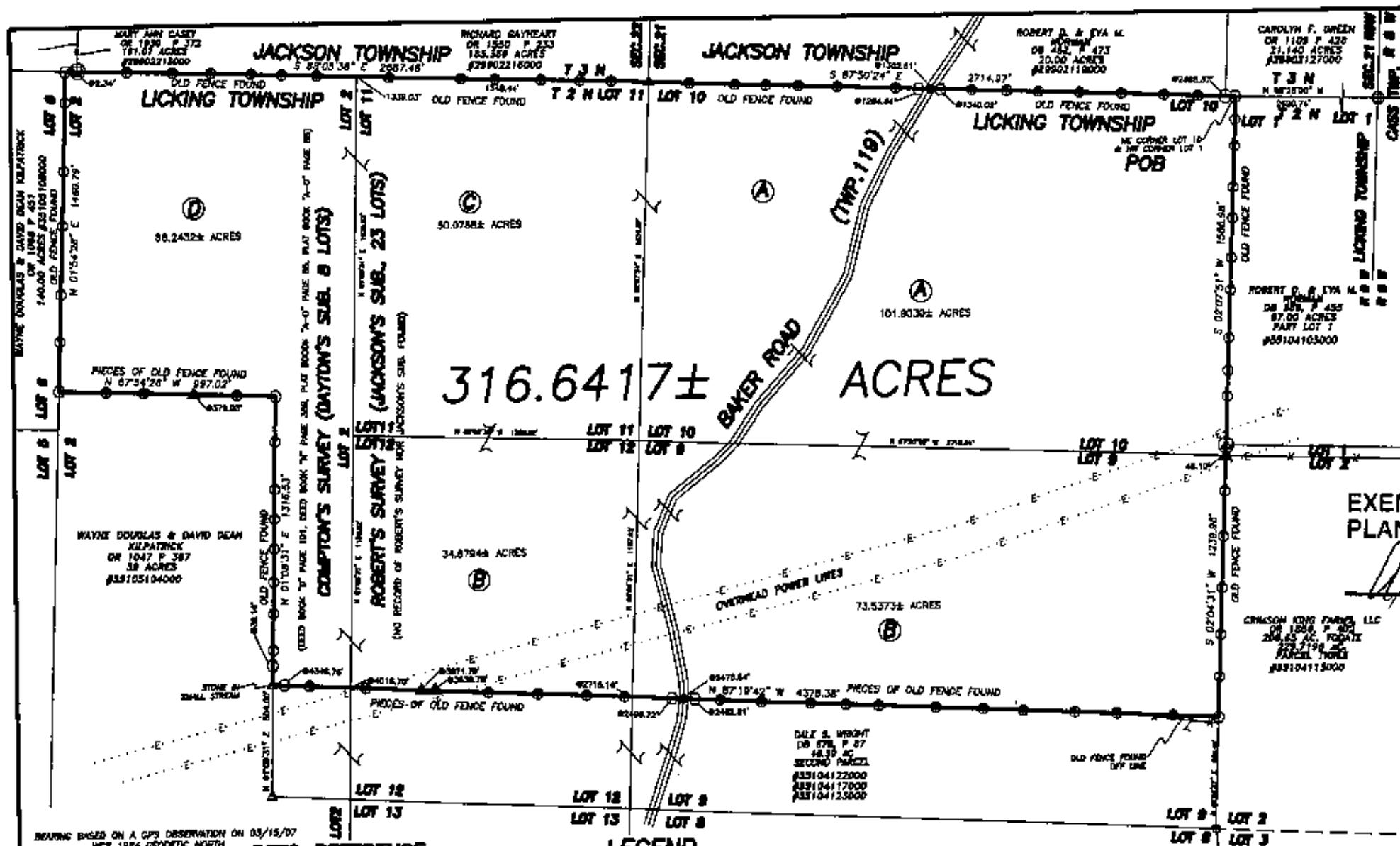
**OFFICE COPY
NOT RECORDABLE**
James R. Cottrill

APPROVED FOR CLOSURE

James R. Cottrill 5/18/2007

EXEMPT FROM
PLANNING COMMISSION

James R. Cottrill 5/18/2007



APPROVED FOR CLOSURE

[Signature] 5/18/07

EXEMPT FROM
PLANNING COMMISSION

[Signature] 5/18/07

BEARING BASED ON A GPS OBSERVATION ON 03/15/07
WGS 1984 GEODETIC NORTH



DEED REFERENCE
JOSEPHINE S. McVAY,
TRUSTEE OF THE
JOSEPHINE S. McVAY
REVOCABLE TRUST
OR 1815, P 320

- (A) 100.21 AC.
#33104104000
- (B) 101.40 ACRES
#33104112000
- (C) 49 ACRES
#33104107000
- (D) 58.5 ACRES
#33103102000

LOT 10
ROBERT'S SURVEY
TRACT 11, FIRST PARCEL
PART LOTS 9 & 12
ROBERT'S SURVEY
TRACT 11, THIRD PARCEL
LOT 11
ROBERT'S SURVEY
TRACT 11, SECOND PARCEL
PART LOT 8
COMPTON'S SURVEY
TRACT 11, FOURTH PARCEL

LEGEND

- 3/4" IRON PIPE & YELLOW PLASTIC
CAP STAMPED "SW 7135" (FOUND)
- ⊙ 3/8" IRON REBAR & YELLOW PLASTIC
CAP STAMPED "SW 7135" (FOUND)
- ⊙ 3/8" IRON REBAR & YELLOW PLASTIC
CAP STAMPED "TW 7222" (FOUND)
- ⊙ METAL T FENCE POST (SET)
- 3/8" IRON REBAR (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (SET)
- 3/8" IRON REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 8858" (SET)
- △ 8" WOOD FENCE POST (FOUND)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



OFFICIAL RECORDABLE
NOTES
DATE: 5/21/07

COTTRILL SURVEYING, L.L.C.

8258 S.R. 207 N.E. WILSON, OHIO 43143 PH. (740) 868-3811

316.6417± ACRES, LOTS 8, 10, 11, & 12
OF ROBERT'S SURVEY, LOT 2 OF COMPTON'S SURVEY,
2-N, R-9-W, U.S.M.L., LICKING TOWNSHIP,
MUSKINGUM COUNTY, STATE OF OHIO.
SURVEYED FOR JOSEPHINE McVAY.

DATE DRAWN:
3/29/07
JOB #3070205
P. 8, P. 40

SCALE: 1" =
0
100

CREW: HW, RC
OWN. BY: RC
OK. BY:

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;

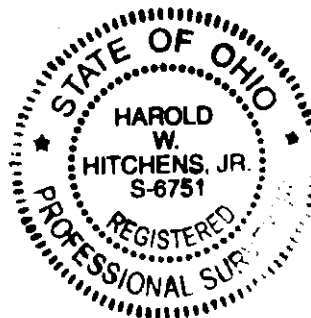
thence South 88° 05' 38" East, along the north line of said Lot 2 and along the line separating Licking Township and Jackson Township and passing a $\frac{5}{8}$ inch rebar found at a distance of 2.34 feet, a total distance of 1326.91 feet to the place of beginning.

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.

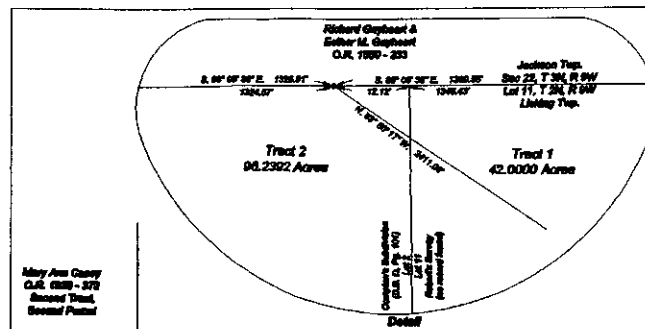
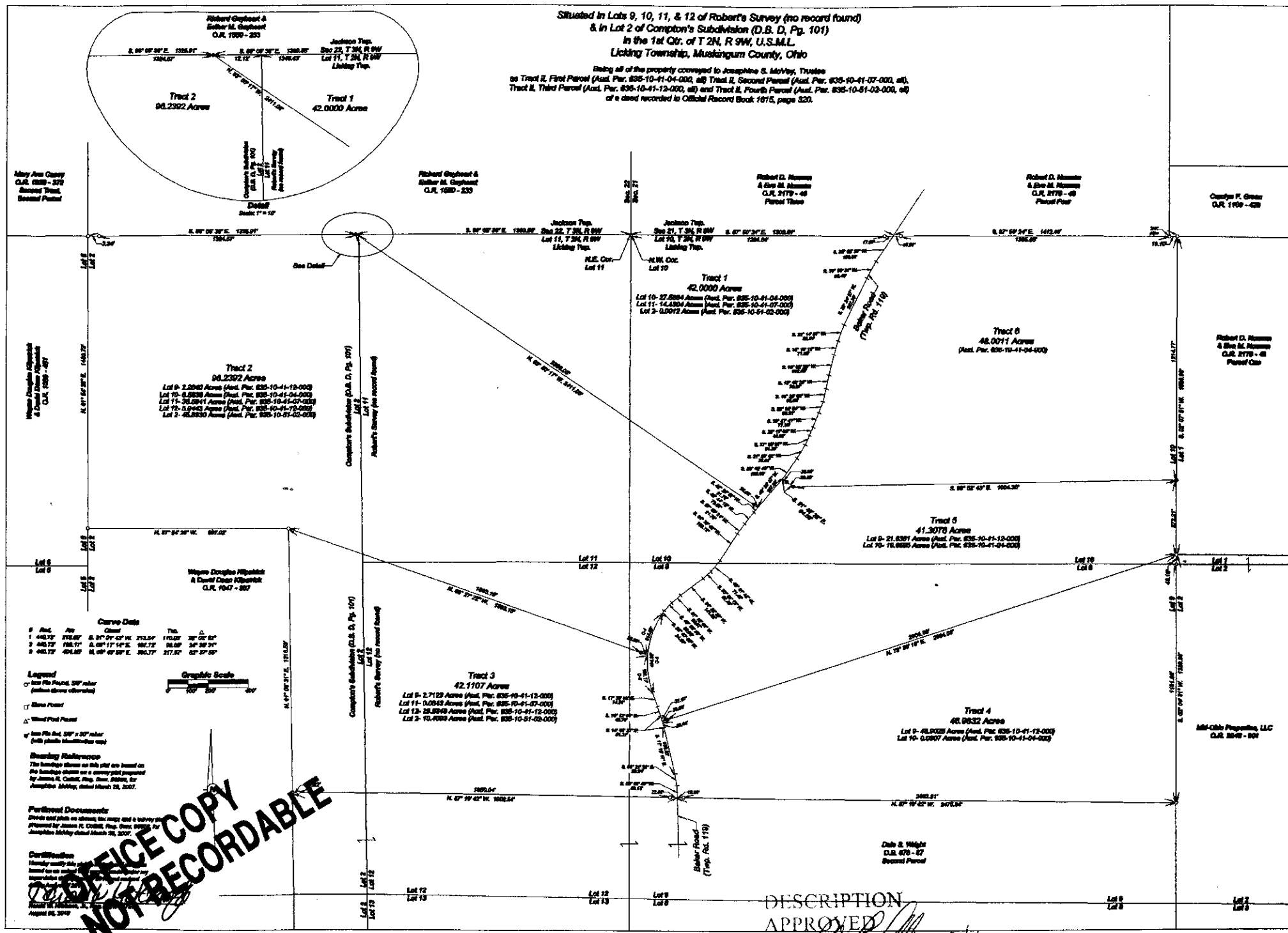
The bearings used in this description are based on the bearings as shown on a survey plat prepared by James R. Cottrill, Reg. Surv. # 6858, for Josephine S. McVay dated March 29, 2007. Pertinent documents are all deeds and plats mentioned, tax maps and a survey plat prepared by James R. Cottrill, Reg. 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
8/13/2010



Curve Data

Sta.	Angle	Chord	Delta
1	44.25°	173.87'	37° 02' 52"
2	44.25°	173.87'	37° 02' 52"
3	44.25°	173.87'	37° 02' 52"

Legend

- Iron Pin Found, 3/4" x 3/4" (unless otherwise observed)
- Stone Pin Found
- △ Wood Pin Found
- Iron Pin Found, 3/4" x 3/4" (unless otherwise observed)

Surveying Methodology
The bearings shown on this plat are based on the bearings shown on a survey plat prepared by James R. Cullen, Reg. Prof. Surveyor, for Josephine M. Kelly, dated March 28, 2007.

Particular Documents
Deeds and plat on which this plat is based and a survey plat prepared by James R. Cullen, Reg. Prof. Surveyor, for Josephine M. Kelly, dated March 28, 2007.

Certification
I hereby certify that I am a duly Licensed Professional Surveyor in the State of Ohio, and that I am the author of this survey plat.

Surveyor's Signature
Harold W. Hitchens, Jr.
August 10, 2010

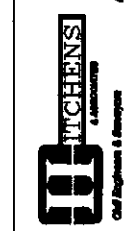
**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION
APPROVED
By: *[Signature]* 8/13/10

Boundary Survey
for
Countrytime

Drawn by	Checked by	Job No.	Scale
JRH	JRH	200-000000	AS SHOWN

200 South 1st
Cincinnati, OH 45219
Phone: (513) 263-1700
Fax: (513) 263-1700
www.countrytimesurvey.com



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