

ROBERT NEWCOMER

AUDITORS PARCEL NUMBER 51-51-10-02-02-000 (PART- 2.317 ACRES)

AUDITORS PARCEL NUMBER 51-51-10-02-01-001 (PART- 8.683 ACRES)

BEING A PART OF THE TRACT CONVEYED TO ROBERT E. AND DEBRA T. NEWCOMER IN DEED VOLUME 1051, PAGE 113 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (5/8 INCH REBAR WITH CAP) AT THE NORTHEAST CORNER OF SECTION 2;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, ALSO BEING THE NORTH LINE OF A TRACT CONVEYED TO CHAD M. AND JACQUELYN M. NEWCOMER IN O.R. VOLUME 2214, PAGE 867 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2681.75 FEET TO A POINT IN THE CENTER OF MURPHY HILL ROAD (TOWNSHIP ROAD 82), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 1411.49 FEET AND 2642.21 FEET;

THENCE WITH THE CENTERLINE OF THE SAID ROAD, ALSO BEING THE SOUTHERLY LINE OF THE SAID CHAD AND JACQUELYN NEWCOMER TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 203.35 FEET (CHORD BEARING SOUTH 21 DEGREES 51 MINUTES 18 SECONDS EAST 86.57 FEET, DELTA ANGLE 24 DEGREES 34 MINUTES 54 SECONDS) AN ARC LENGTH OF 87.24 FEET TO A POINT;
2. SOUTH 09 DEGREES 33 MINUTES 50 SECONDS EAST 46.93 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 206.91 FEET (CHORD BEARING SOUTH 29 DEGREES 32 MINUTES 08 SECONDS EAST 141.34 FEET, DELTA ANGLE 39 DEGREES 56 MINUTES 34 SECONDS) AN ARC LENGTH OF 144.24 TO A POINT;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 206.91 FEET (CHORD BEARING SOUTH 53 DEGREES 31 MINUTES 18 SECONDS EAST 28.97 FEET, DELTA ANGLE 8 DEGREES 01 MINUTES 47 SECONDS) AN ARC LENGTH OF 29.00 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID CENTERLINE, AND THE SOUTHERLY LINE OF THE SAID CHAD AND JACQUELYN NEWCOMER TRACT THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 57 DEGREES 32 MINUTES 11 SECONDS EAST 125.00 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 540.52 FEET (CHORD BEARING SOUTH 67 DEGREES 04 MINUTES 23 SECONDS EAST 179.11 FEET, DELTA ANGLE 19 DEGREES 04 MINUTES 25 SECONDS) AN ARC LENGTH OF 179.94 FEET TO A POINT;
3. SOUTH 76 DEGREES 36 MINUTES 36 SECONDS EAST 165.98 FEET TO A POINT;
4. SOUTH 73 DEGREES 19 MINUTES 41 SECONDS EAST 196.11 FEET TO A POINT;
5. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 593.16 FEET (CHORD BEARING SOUTH 64 DEGREES 21 MINUTES 44 SECONDS EAST 184.88 FEET, DELTA ANGLE 17 DEGREES 55 MINUTES 54 SECONDS) AN ARC LENGTH OF 185.64 FEET TO A POINT, SAID POINT BEING SOUTH 31 DEGREES 14 MINUTES 20 SECONDS WEST 28.10 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR - BENT);

THENCE CONTINUING WITH THE SAID CENTERLINE, AND TRAVERSING INTO THE ABOVE SAID ROBERT E. AND DEBRA T. NEWCOMER TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 51 DEGREES 47 MINUTES 46 SECONDS EAST 81.04 FEET TO A POINT;
2. SOUTH 46 DEGREES 41 MINUTES 30 SECONDS EAST 211.28 FEET TO A POINT;
3. SOUTH 41 DEGREES 57 MINUTES 36 SECONDS EAST 22.87 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND CONTINUING THROUGH THE SAID ROBERT AND DEBRA NEWCOMER TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 87 DEGREES 59 MINUTES 16 SECONDS WEST 1475.17 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 14.83 FEET, AND 749.59 FEET;
2. NORTH 29 DEGREES 15 MINUTES 47 SECONDS EAST 433.44 FEET TO AN IRON PIN SET;
3. NORTH 50 DEGREES 57 MINUTES 19 SECONDS EAST, PASSING AN IRON PIN SET AT 282.78 FEET, A TOTAL DISTANCE OF 313.17 FEET TO THE PLACE OF BEGINNING;

CONTAINING 11.000 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF MURPHY HILL ROAD (TOWNSHIP ROAD 82), AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING INGRESS/EGRESS EASEMENT

BEING A PART OF THE TRACT CONVEYED TO ROBERT E. AND DEBRA T. NEWCOMER IN DEED VOLUME 1051, PAGE 113 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF

SECTION 2, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (5/8 INCH REBAR WITH CAP) AT THE NORTHEAST CORNER OF SECTION 2;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, ALSO BEING THE NORTH LINE OF A TRACT CONVEYED TO CHAD M. AND JACQUELYN M. NEWCOMER IN O.R. VOLUME 2214, PAGE 867 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2681.75 FEET TO A POINT IN THE CENTER OF MURPHY HILL ROAD (TOWNSHIP ROAD 82), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 1411.49 FEET AND 2642.21 FEET;

THENCE WITH THE CENTERLINE OF THE SAID ROAD, ALSO BEING THE SOUTHERLY LINE OF THE SAID CHAD AND JACQUELYN NEWCOMER TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 203.35 FEET (CHORD BEARING SOUTH 21 DEGREES 51 MINUTES 18 SECONDS EAST 86.57 FEET, DELTA ANGLE 24 DEGREES 34 MINUTES 54 SECONDS) AN ARC LENGTH OF 87.24 FEET TO A POINT;
2. SOUTH 09 DEGREES 33 MINUTES 50 SECONDS EAST 46.93 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 206.91 FEET (CHORD BEARING SOUTH 29 DEGREES 32 MINUTES 08 SECONDS EAST 141.34 FEET, DELTA ANGLE 39 DEGREES 56 MINUTES 34 SECONDS) AN ARC LENGTH OF 144.24 TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID CENTERLINE, AND THE SOUTHERLY LINE OF THE SAID CHAD AND JACQUELYN NEWCOMER TRACT, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 206.91 FEET (CHORD BEARING SOUTH 53 DEGREES 31 MINUTES 18 SECONDS EAST 28.97 FEET, DELTA ANGLE 8 DEGREES 01 MINUTES 47 SECONDS) AN ARC LENGTH OF 29.00 FEET TO A POINT;

THENCE TRAVERSING THROUGH THE ABOVE SAID ROBERT E. AND DEBRA T. NEWCOMER TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

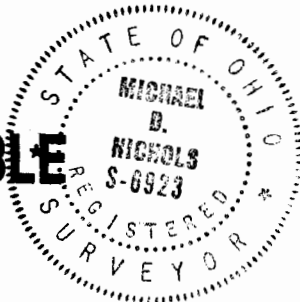
1. SOUTH 50 DEGREES 57 MINUTES 19 SECONDS WEST, PASSING AN IRON PIN SET AT 30.39 FEET, A TOTAL DISTANCE OF 170.28 FEET TO A POINT, SAID POINT BEING NORTH 50 DEGREES 57 MINUTES 19 SECONDS EAST 142.89 FEET FROM AN IRON PIN SET;
2. NORTH 07 DEGREES 27 MINUTES 04 SECONDS WEST 47.74 FEET TO A POINT;
3. NORTH 56 DEGREES 10 MINUTES 38 SECONDS EAST 138.60 FEET TO THE PLACE OF BEGINNING;

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 10.617 MORE OR LESS ACRES TRACT, COMPLETED JANUARY 14th, 2009 BY M.D. NICHOLS PS6923.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923 - PS8536).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF FEBRUARY, 2014, FROM A FIELD SURVEY COMPLETED THE 8TH DAY OF FEBRUARY, 2014.

OFFICE COPY
NOT RECORDABLE
MICHAEL B. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/3/14 Date Fee Paid

DESCRIPTION
APPROVED
By 2/14/2014

AUDITORS PARCEL NUMBERS

51-51-10-02-01-001 (PART - 8.683 AC.)

BEING A PART OF THE TRACT CONVEYED TO R. AND D. NEWCOMER IN DEED VOLUME 1051, PAGE 113 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 10.617± ACRES TRACT,
COMPLETED JANUARY 14th, 2009 BY M.D. NICHOLS PS6923.



DEEDS AS SHOWN
PREVIOUS SURVEY OF A 10.617± AC. TRACT
COMPLETED JAN. 14, 2009 BY M.D. NICHOLS PS6923
MUSKINGUM COUNTY GIS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF FEBRUARY, 2014, FROM A FIELD SURVEY COMPLETED THE 8th DAY OF FEBRUARY, 2014.

OFFICE COPY
April 24, 2003
NOT RECORDABLE
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 02-10-14

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5687

DRAWING NO:
Z:\5289\LEACHMAN.dwg