

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

LEGAL DESCRIPTION FOR:

Maria Ann Huff
13.391 ACRES
November 2023

The following real estate situate in Lot 19, Quarter 3, Township 5 North, Range 14 West, Milford Township, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a cotton gin spike set on the Knox - Licking County Line in the centerline of Lock Road (County Road 53) (30') at the southwest corner of Lot 19;

thence along the Knox – Licking County Line in the centerline of Lock Road South 86 deg. 47' 12" East 184.09 feet to the northeast corner of a 8.150 acre tract (Licking County), witnessed by a ¾" iron pipe found South 3 deg. 20' 57" West 30.00 feet;

thence continuing along the Knox – Licking County Line in the centerline of Lock Road South 86 deg. 44' 30" East 224.00 feet and being the southwest corner and beginning point of the tract herein described;

thence North 2 deg. 46' 48" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 1014.00 feet to a 5/8" iron pin set;

thence South 88 deg. 12' 45" East 403.88 feet to a 5/8" iron pin set;

thence South 5 deg. 56' 06" East 236.64 feet to a 5/8" iron pin set;

thence South 38 deg. 23' 36" East 316.03 feet to a 5/8" iron pin set;

thence South 3 deg. 03' 04" West, passing through a 5/8" iron pin set at 524.60 feet, a total of 554.60 feet to the centerline of Lock Road on the Knox - Licking County Line;

thence along said line North 86 deg. 44' 30" West 645.12 feet to the point of beginning, containing 13.391 acres, as surveyed in November 2023 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North

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based on the Ohio State Coordinate System, South Zone. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Also granting to said 13.391 acres a 30' Ingress and Egress Easement and being described as follows;

Commencing in the centerline of Lock Road at the southeast corner of the above described 13.391 acres;


thence along the centerline of Lock Road South 86 deg. 44' 30" East 437.95 feet and being the beginning point and being 15 feet on each side and parallel to the following described centerline;

thence North 42 deg. 35' 38" West 205.31 feet;

thence North 33 deg. 24' 40" West 309.36 feet;

thence North 37 deg. 51' 14" West 163.87 feet to the east line of said 13.391 acres and the end of said easement;

Being part of Parcel # 43-00225.000. Deed Volume 1982, Page 950.



David R. Mills Surveyor # 7157
Date: November 15, 2023

