



Project No. 24-261
December 24, 2024

LEGAL DESCRIPTION
PPN 054-240966-00.000
60 Neal Avenue, Newark, Ohio

Situated in the City of Newark, County of Licking, State of Ohio, being part of the Fourth Quarter, of Township 2 North, Range 12 West of the United States Military Lands, and being a parcel of land known as Licking County Auditor's Parcel No. 054-240966-00.000 now or formerly owned by Vicky L. Posey as recorded in Instrument No. 202107300023042 of Licking County Deed Records, and being more completely described as follows:

Commencing at a 1-inch iron pipe found at the northeast corner of Lot 5249 of the Plat of Casingham and Stump's Addition as recorded in Volume 3, Page 256 of Licking County Map Records and being on the westerly right-of-way line of Day Avenue (45 feet); thence, South 4° 03' 14" West, long the west right-of-way of Day Avenue, 6.98 feet, to the southeast corner of said Lot 5249; thence, South 76° 02' 02" West, along the southerly line of said Plat of Casingham and Stump's Addition, passing an 5/8-inch rebar with illegible cap at 169.60 feet and a 5/8-inch rebar with ID cap "Smart Surveying" at 208.08 feet, a total of 209.16 feet, to a 1/2-inch iron pipe found at a northwest corner of Lot 6885-A in the Replat of lots 6881-6885 & 6891 H.S. Barrick's Addition as recorded in Instrument No. 201112270025508 of Licking County Map Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence **South 3° 53' 50" West**, along a westerly line of said Lot 6885-A, **83.43 feet**, to an 1/2-inch iron pipe found at the northeast corner of Licking County Auditors Parcel No. 054-245550-00.000 now or formerly owned by Jason Roffey as recorded in Instrument No. 2017010110021934 of Licking County deed records;

Course No. 2: thence **North 86° 06' 10" West**, along the northerly line of said Jason Roffey Parcel, **120.00 feet** to a drill hole set on the easterly right-of-way of Neal Avenue (Variable width);

Course No. 3: thence **North 3° 53' 50" East**, along the easterly right-of-way of said Neal Avenue, **44.75 feet** to a drill hole set at an angle point in the right-of-way of said Neal Avenue;

Course No. 4: thence **North 76° 02' 02" East**, along a south right of way of said Neal Avenue and the south line of "Reserved" lot of said Plat of Casingham and Stump's Addition, passing a iron pin set at 18.99 feet at the southwesterly corner of said "Reserved" lot, a total of **126.08 feet** to the **PLACE OF BEGINNING**, containing **0.177 acres**, but subject to all highways, covenants, and easements of legal record as surveyed in December 2024 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of **McSteen Land Surveyors** under Project No. 24-261.



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Bearings are based on the south line of the Plat of Casinham and Stump's Addition as recorded in Volume 3, Page 256 of Licking County Map Records and observed as South $76^{\circ} 02' 02''$ West, between monuments found, per the Ohio State Plane Coordinates System, South Zone (3402), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

A handwritten signature in black ink, appearing to read "Ron Hinton", written over a horizontal line.

Ronald W. Hinton
Registered Professional Land Surveyor No. 7917

