Tracy & Mills, Surveyors

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

LEGAL DESCRIPTION FOR:
Pamela Frazier, Trustee
2.735 ACRES
October, 2026

The following real estate situate in Lot 4, Quarter Township 4, Township 2 North, Range 11 West, Madison Township, U.S.M.L., Licking County, Ohio, being all of the land conveyed to Pamela Frazier, Trustee of The Lois Shannon Family Preservation Trust in Instrument Number 201305010011077, and being described as follows:

Commencing at the northeast corner of Lot 16, being in the south line of Lot 4, in the centerline of Straddens Bridge Road (County Road 315), and being the southeast corner and Point of Beginning for the tract herein described;

Thence along the line between Lots 4 and 16 and a line of Lot 18-A of the Replat of Chapel View Addition (I.N. 202306230011050), North 86° 28' 00" West, passing through a 5/8" iron pin found at a corner of said Lot 18-A at 33.50 feet, a total distance of 352.10 feet to a 5/8" iron pin found;

Thence along said Lot 18-A, North 00° 57' 53" East, 359.75 feet to a 5/8" iron pin found;

Thence along a southerly line of a 2.048 acre tract (Gerald L. Butler, I.N. 200806250014794), North 77° 20' 09" East, passing through a 5/8" iron pin found at 213.37 feet, a total distance of 236.85 feet to the centerline of Staddens Bridge Road;

Thence along said centerline, South 16° 50' 57" East, 349.27 feet to a point, witness a 5/8" iron pin found South 86° 53' 16" East, 31.91 feet;

Thence along said centerline, South 07° 30' 21" East, 99.91 feet to the Point of Beginning, containing 2.735 acres, as surveyed in October, 2026 by Tracy & Mills, Surveyors, 5 Harrison Avenue, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571.

North based on the west right of way line of Staddens Bridge Road per the Replat of Chapel View Addition (I.N. 202306230011050).

Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.

All of Parcel Number 048-164790-00.000.

Instrument Number 201305010011077.

Amy Bernicken, Surveyor No. 8571
Date: October 23, 2026

STATE OF OHIO
AMY
BERNICKEN
S-8571
REGISTERED
PROFESSIONAL SURVEYOR

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED ☑ CONDITIONAL ☐
APPROVED BY:
DATE: 10-27-26

TRACY & MILLS, SURVEYORS

DAVID R. MILLS, PS
SURVEYOR #7157

AMY BERNICKEN, PS
SURVEYOR #8571

5 Harrison Avenue - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324
info@tracyandmills.com

FLOYD W. BARNES, PS
1921-2018

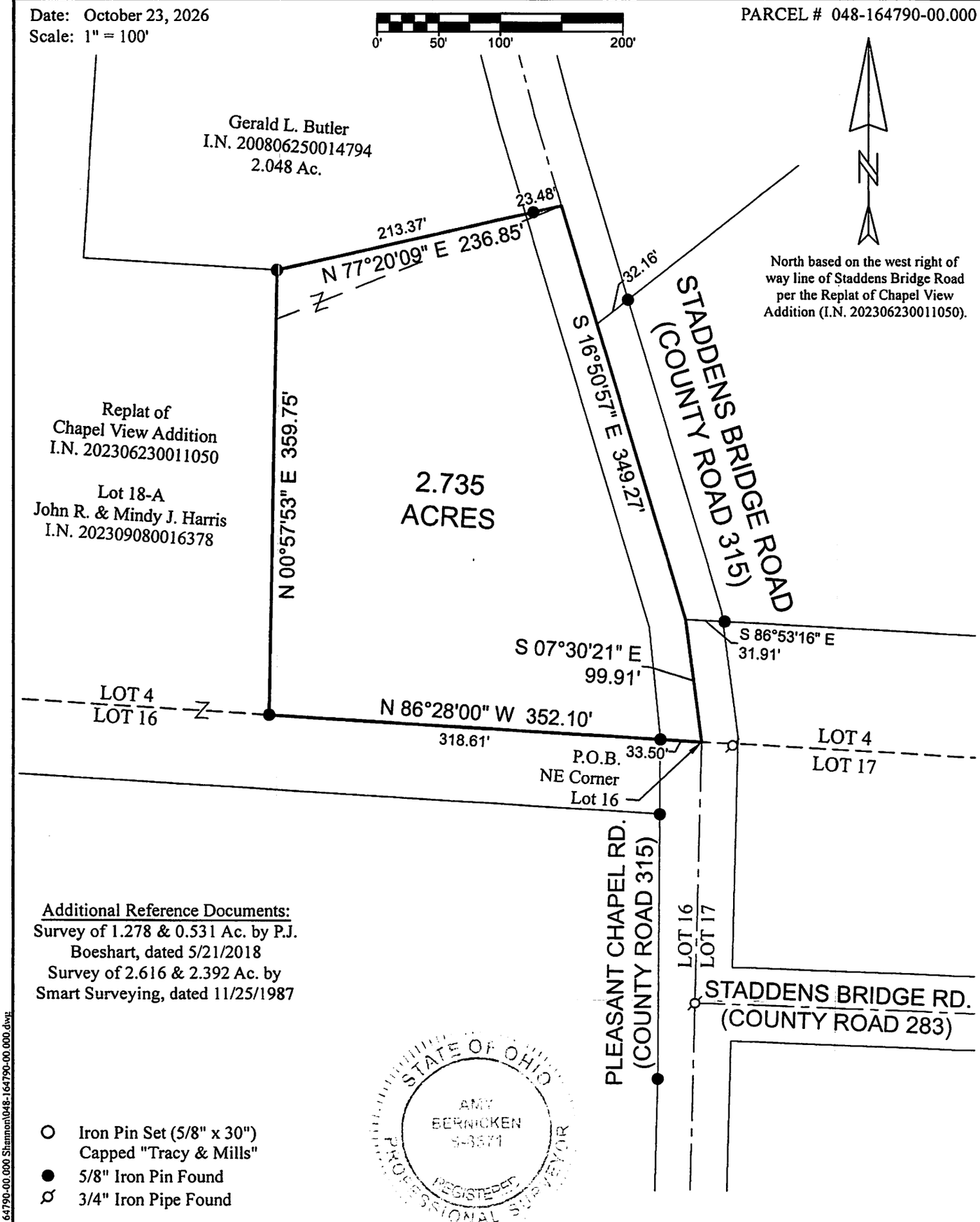
THOMAS M. TRACY, PS
1941-2002

SURVEY FOR: Pamela Frazier, Trustee, of The Lois Shannon Family Preservation Trust, I.N. 201305010011077

LOCATION: Part of Lot 4, Quarter Township 4, Township 2 North, Range 11 West, Madison Township, U.S.M.L., Licking County, Ohio

Date: October 23, 2026
Scale: 1" = 100'

PARCEL # 048-164790-00.000



Additional Reference Documents:
Survey of 1.278 & 0.531 Ac. by P.J. Boeshart, dated 5/21/2018
Survey of 2.616 & 2.392 Ac. by Smart Surveying, dated 11/25/1987

STATE OF OHIO
AMY BERNICKEN
8-8571
REGISTERED PROFESSIONAL SURVEYOR

- ○ Iron Pin Set (5/8" x 30") Capped "Tracy & Mills"
- ● 5/8" Iron Pin Found
- ⌀ 3/4" Iron Pipe Found

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

Amy Bernicken, Surveyor No. 8571

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