

20-50-21-16-012

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rroho.com  
Telephone (740) 453-4850

JOSEPH AND CAROL NICKELL  
AUDITORS PARCEL NUMBER  
20-50-21-16-010 (PART)

BEING A PART OF LOT 9 OF AN UNRECORDED SUBDIVISION FOR BRUNER LAND COMPANY, PREPARED MARCH 22, 1988, AS CONVEYED TO JOSEPH AND CAROL NICKELL IN O.R. VOLUME 1675, PAGE 520 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SECTION 21;

**THENCE** WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, NORTH 87 DEGREES 10 MINUTES 48 SECONDS WEST 590.24 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF LOT 5 OF THE ABOVE SAID UNRECORDED SUBDIVISION;

**THENCE** WITH THE EAST LINE OF THE SAID UNRECORDED SUBDIVISION (WEST LINE OF A PARCEL CONVEYED TO BRUNER LAND COMPANY LLC. IN O.R. VOLUME 2801, PAGE 341), SOUTH 02 DEGREES 10 MINUTES 33 SECONDS WEST, PASSING AN IRON PIN (1/2 INCH REBAR WITH "CLAUS" CAP) AT 708.74 FEET (DEED), A TOTAL DISTANCE OF 974.74 FEET (DEED) TO AN EXISTING IRON PIN (1/2 INCH REBAR WITH "CLAUS" CAP) AT THE NORTHEAST CORNER OF LOT 9, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID SUBDIVISION EAST LINE (BRUNER LAND COMPANY WEST LINE), SOUTH 02 DEGREES 10 MINUTES 33 SECONDS WEST 192.79 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 02 DEGREES 10 MINUTES 33 SECONDS EAST 194.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR WITH "CLAUS" CAP).

**THENCE** TRAVERSING THROUGH LOT 9 AS CONVEYED TO JOSEPH AND CAROL NICKELL, NORTH 89 DEGREES 48 MINUTES 24 SECONDS WEST 1310.45 FEET TO A POINT IN THE CENTER OF DIETRICK HILL ROAD (TOWNSHIP ROAD 484), PASSING IRON PINS SET AT 1137.31 FEET AND 1270.45 FEET;

**THENCE** WITH THE SAID ROAD AND WITH THE EAST LINE OF LOT 3 AS CONVEYED TO TONY A. POTTS IN O.R. VOLUME 2644, PAGE 754, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 38 DEGREES 37 MINUTES 37 SECONDS WEST 44.63 FEET TO A POINT;
2. NORTH 28 DEGREES 46 MINUTES 52 SECONDS WEST 112.77 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF LOT 8 AS CONVEYED TO MARK AND BARBARA ALLEN IN O.R. VOLUME 1820, PAGE 643 (NORTH LINE OF LOT 9), NORTH 87 DEGREES 46 MINUTES 10 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR -BENT) AT 30.00 FEET AND AN EXISITING IRON PIN (1/2 INCH REBAR WITH "CLAUS" CAP) AT 229.77 FEET, A TOTAL DISTANCE OF 1400.98 FEET TO THE **PLACE OF BEGINNING**.