

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

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## TRACT 1

**CAROLYN C. WALKER**

AUDITORS PARCEL NUMBER

47-94-26-21-002 (PART – 20.301 ACRES)

BEING THE PARCEL CONVEYED TO CAROLYN C. WALKER IN O.R. VOLUME 2089, PAGE 872 AND A PART OF THE PARCEL CONVEYED TO CAROLYN C. WALKER IN O.R. VOLUME 2738, PAGE 439 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 26, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (3/4 INCH REBAR) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26;

**THENCE** WITH THE EAST LINE OF THE SAID SECTION (WEST LINE OF A PARCEL CONVEYED TO DREW BROWN AND DENAE FORGRAVE IN O.R. VOLUME 3090, PAGE 522), SOUTH 03 DEGREES 17 MINUTES 33 SECONDS WEST 612.05 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR – BENT/LEANING);

**THENCE** LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO CLINT J. LYDIC IN O.R. VOLUME 2459, PAGE 195 AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO JAMES C. AND PATRICIA LYDIC IN DEED VOLUME 872, PAGE 105, NORTH 86 DEGREES 31 MINUTES 29 SECONDS WEST 1413.78 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO RONNIE L. JR. AND WENDY J. SPRING IN O.R. VOLUME 2658, PAGE 353, SAID IRON PIN BEING SOUTH 86 DEGREES 31 MINUTES 29 SECONDS EAST 1201.80 FEET FROM AN EXISTING STONE (0.35 FEET BY 0.50 FEET IRREGULAR SHAPED STONE);

**THENCE** WITH THE EAST LINE OF THE SAID SPRING PARCEL, NORTH 03 DEGREES 27 MINUTES 56 SECONDS EAST, PASSING AN IRON PIN SET AT 497.92 FEET, A TOTAL DISTANCES OF 621.56 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 08 MINUTES 19 SECONDS EAST 1213.59 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE CENTER OF SECTION 23;

**THENCE** WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RONNIE L. JR. AND WENDY J. SPRING IN O.R. VOLUME 2737, PAGE 686 AND THE SOUTH LINE OF A PARCEL CONVEYED TO CAROLYN C. WALKER IN O.R. VOLUME 2738, PAGE 439, SOUTH 86 DEGREES 08 MINUTES 19 SECONDS EAST 1274.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), PASSING EXISTING IRON PINS (5/8 INCH REBARS WITH BIEDENBACH CAPS) AT 106.13 FEET, 676.31 FEET, AND AT 856.95 FEET;

**THENCE** LEAVING THE SOUTH LINE AND TRAVERSING THROUGH THE SAID WALKER PARCEL (O.R. VOLUME 2738, PAGE 439) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 32 DEGREES 22 MINUTES 04 SECONDS EAST 167.20 FEET TO AN IRON PIN SET;

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