

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

LLOYD P. GARNER, TRUSTEE & MARY ANN GARNER, TRUSTEE GARNER FAMILY TRUST AGREEMENT

AUDITORS PARCEL NUMBERS

66-23-01-20-000 (PART – 4.349 ACRES) AND 66-23-01-23-000 (ALL-1.000 ACRES)

BEING LOTS 19, 20, 21 AND 22 OF TAVENNER FARMS SUBDIVISION (AS RECORDED IN PLAT BOOK 15, PAGE 8 OF THE MUSKINGUM COUNTY PLAT RECORDS) AND A 1.000 ACRE PARCEL AS CONVEYED TO LLOYD P. GARNER, TRUSTEE AND MARY ANN GARNER, TRUSTEE OF THE GARDNER FAMILY TRUST AGREEMENT, AS RECORDED IN O.R. VOLUME 1607, PAGE 469 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTH EAST CORNER OF LOT 20 OF TAVENNER FARMS SUBDIVISION (PLAT BOOK 15, PAGE 8);

THENCE WITH THE NORTH LINE OF TAVENNER BOULEVARD (50 FEET WIDE) (TOWNSHIP ROAD 1715), SOUTH 82 DEGREES 39 MINUTES 46 SECONDS WEST 357.84 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID BOULEVARD AND WITH THE EAST LINE OF ANDY DRIVE (50 FEET WIDE – UNIMPROVED) THE FOLLOWING FOUR COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET (CHORD BEARING NORTH 48 DEGREES 23 MINUTES 45 SECONDS WEST 30.17 FEET, DELTA ANGLE OF 97 DEGREES 55 MINUTES 23 SECONDS) AN ARC DISTANCE OF 34.18 FEET TO AN IRON PIN SET;
2. NORTH 00 DEGREES 34 MINUTES 46 SECONDS EAST 341.87 FEET TO AN IRON PIN SET;
3. NORTH 10 DEGREES 21 MINUTES 46 SECONDS EAST 109.67 FEET TO AN IRON PIN SET;
4. NORTH 06 DEGREES 54 MINUTES 00 SECONDS WEST 231.53 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF THE ABOVE SAID GARNER 1.000 ACRE PARCEL (TRACT 2 OF O.R. VOLUME 1607, PAGE 469);

THENCE LEAVING ANDY DRIVE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO TODD A. AND STEPHANIE L. MORTON IN O.R. VOLUME 2250, PAGE 848 (NORTH LINE OF THE SAID GARNER 1.000 ACRE PARCEL), NORTH 83 DEGREES 06 MINUTES 00 SECONDS EAST 305.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – DISTURBED) AT THE NORTHWEST CORNER OF LOT 23;

THENCE WITH THE WEST LINE OF LOT 23 AS CONVEYED TO AMY J. YOUNG IN O.R. VOLUME 2670, PAGE 706, SOUTH 06 DEGREES 30 MINUTES 00 SECONDS EAST 243.40 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 24;

THENCE TRAVERSING THROUGH THE ABOVE SAID GARNER PARCEL WITH THE WEST LINE OF LOTS 24, 25, AND 26, SOUTH 06 DEGREES 30 MINUTES 00 SECONDS EAST, PASSING AN IRON PIN SET AT 151.65 FEET, A TOTAL DISTANCE OF 451.70 FEET TO THE **PLACE OF BEGINNING**.

6376 GARNER 5AC