

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SHAWNA LYNN COULTER, LAVAWN D. COLEMAN, AND DOUGLAS EARL COLEMAN
AUDITOR'S PARCEL NUMBER
66-32-02-10-000 (ALL – 0.709 AC.) AND 66-32-02-11-000 (PART – 0.120 AC.)

BEING ALL OF TRACT ONE AND PART OF TRACT TWO AS CONVEYED TO SHAWNA LYNN COULTER, LAVAWN D. COLEMAN AND DOUGLAS EARL COLEMAN IN DEED VOLUME 1101, PAGE 590 OF THE MUSKINGUM COUNTY DEED RECORDS (LIFE ESTATE CONVEYED TO SHAWNA L. BODNER AND LAVAWN D. COLEMAN, TRUSTEES OF THE LEWIS AND ESTHER COLEMAN IRREVOCABLE TRUST DATED FEBRUARY 6, 2020 IN O.R. VOLUME 3145, PAGE 488 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS). SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10;

THENCE WITH THE WEST LINE OF THE SAID SECTION, SOUTH 02 DEGREES 15 MINUTES 34 SECONDS WEST 1120.67 FEET (DEED) TO AN EXISTING IRON PIN (3/8 INCH ROD) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO SHAWNA LYNN COULTER IN DEED VOLUME 1115, PAGE 325;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF THE SAID COULTER PARCEL, NORTH 80 DEGREES 33 MINUTES 23 SECONDS EAST 438.65 FEET TO A POINT, SAID POINT BEING SOUTH 14 DEGREES 23 MINUTES 03 SECONDS EAST 11.92 FEET FROM AN IRON PIN SET, SAID POINT ALSO BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID COULTER SOUTH LINE, NORTH 80 DEGREES 33 MINUTES 23 SECONDS EAST 143.56 FEET TO A POINT IN THE CENTER OF RESERVOIR ROAD (TOWNSHIP ROAD 614), PASSING AN EXISTING IRON PIN (3/4 INCH ROD) AT 14.27 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 38 DEGREES 12 MINUTES 02 SECONDS EAST 59.10 FEET TO A POINT;
2. SOUTH 47 DEGREES 13 MINUTES 45 SECONDS EAST 107.75 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTHERN LINE OF TRACT TWO AS CONVEYED TO SHAWNA LYNN COULTER, LAVAWN D. COLEMAN, AND DOUGLAS EARL COLEMAN IN DEED VOLUME 1101, PAGE 590 (LIFE ESTATE CONVEYED TO SHAWNA L. BODNER AND LAVAWN D. COLEMAN, TRUSTEES OF THE LEWIS AND ESTHER COLEMAN IRREVOCABLE TRUST DATED FEBRUARY 6, 2020 IN O.R. VOLUME 3145, PAGE 488) THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 37 DEGREES 53 MINUTES 27 SECONDS WEST 120.64 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD), PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 26.93 FEET;
2. NORTH 78 DEGREES 19 MINUTES 10 SECONDS WEST 94.14 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF TRACT ONE OF THE SAID COULTER, COLEMAN AND COLEMAN PARCEL;

THENCE TRAVERSING THROUGH THE SAID TRACT TWO OF THE COULTER, COLEMAN, AND COLEMAN PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 84 DEGREES 11 MINUTES 12 SECONDS WEST 48.31 FEET TO AN IRON PIN SET;

6874 0.829AC