

Parcel B
Boundary Description for
Doubledown LLC
Township of Union, County of Muskingum, State of Ohio
23.7966 Acre Parcel

Situated in the Township of Union, County of Muskingum and State of Ohio and being part of the Southwest Quarter of Fractional Section 23, Township 1, Range 5 in the U.S. Military Land District and further known as being part of a 77.336 acre parcel of land conveyed to Doubledown LLC by deed dated October 3, 2024 and recorded in Deed Volume 3229, Page 129 of the Muskingum County Recorder's Records and is bounded and described as follows:

Beginning at a 5/8" iron pin found, capped Graves, at the Northeast corner of the Southwest Quarter of said Fractional Section 23 ; Thence, along the eastern line of said fractional Section 23, South 02° 31' 39" West, 992.12 feet to a 5/8" iron pin found, capped Biedenbach, found at the northeast corner of said 77.336 acre tract and the Principal Place of Beginning of the herein tract of land to be described;

Thence, continuing along said Section line South 02° 31' 39" West, 1033.44 feet, passing over a 5/8" rebar, bent Northwest, found at 1003.15 feet, to a spike set in the center of Clay Pike (C.R. 107) (40-ft Right-of-Way), on the northern line of a 7.48 acre parcel of land conveyed to Joseph R. III & Carol Sue Bridwell, etal. by deed dated March 9, 2018 (DV. 2774, P. 465);

Thence, along the centerline of said Clay Pike and northerly line of said 7.48 acre tract and with the southerly lines of said 77.336 acre tract, the following four (4) courses:

1. With a curve to the left, having a radius of 594.24 feet, arc length of 508.15 feet, a Chord bearing of South 65° 54' 51" West, a Chord length of 492.81 feet, and a delta angle of 48° 59' 43" to a spike set;
2. South 41° 24' 28" West, 59.33 feet to a spike set;



Corporate Headquarters
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800-828-8312

Page 1 of 3
F:\TGC Eng\PROJECTS\2971 GRANT PROPERTY SPLITS HARDESTY ROAD NEW
CONCORD\SURVEY INFO\DESCRIPTIONS\2971 Grant Lot Split (Parcel B) 2024-10-12.docx
Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
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