

Parcel A
Boundary Description for
Doubledown LLC
Township of Union, County of Muskingum, State of Ohio
15.0000 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;

Thence with the northern line of said 77.336 acre tract South 89° 37' 54" West, 648.77, passing over a 5/8" iron pin found, capped Biedenbach, at 631.47 feet, feet to a spike set in the center of Hardesty Road (30-ft right-of-way),

Thence with said Hardesty Road, South 06° 03' 17" West, 101.48 feet to a spike set at the southeast corner of a 5.05 acre tract as conveyed to Ricky L. Grant and Roxana L. Grant (DV. 2251, P. 234) and the Principal Place of Beginning of the herein tract of land to be described;

Thence with a new line of division and along the centerline of said Hardesty Road, the following five (5) courses:

1. With a curve to the right having a radius of 240.00 feet, arc length of 250.93 feet, a Chord bearing of South 36° 00' 26" West, a Chord length of 239.66 feet, and a delta angle of 59° 54' 18" to a spike set;



Corporate Headquarters
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F:\TGC Eng\PROJECTS\2971 GRANT PROPERTY SPLITS HARDESTY ROAD NEW
CONCORD\SURVEY INFO\DESCRIPTIONS\2971 Grant Lot Split (Parcel A) 2024-10-12.docx

Local Office
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