

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**THENCE** WITH THE WEST LINE OF LOTS 26, 25, 24, 23, 22, AND 21 OF THE SAID SPRING HILL NUMBER 2, SOUTH 17 DEGREES 33 MINUTES 19 SECONDS WEST 583.51 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE IN CONCRETE) AT THE NORTHEAST CORNER OF LOT 14 OF THE ABOVE SAID SPRING HILL SUBDIVISION (ALSO BEING THE NORTHWEST CORNER OF LOT 20 OF SPRING HILL NUMBER 2), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 150.00 FEET;

**THENCE** WITH THE EAST LINE OF LOTS 13, 12, AND 11 OF THE SAID SPRING HILL SUBDIVISION, NORTH 17 DEGREES 58 MINUTES 00 SECONDS WEST 300.00 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 100.00 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 200.00 FEET;

**CONTAINING** 4.338 ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT TO BE USED IN CONJUNCTION WITH OTHERS, USING PREVIOUSLY ESTABLISHED DRIVEWAY ACCESS TO U.S. ROUTE 40/22**

**BEING** A PART OF THE TRACT CONVEYED TO LUBURGH ROBINSON LLC. IN O.R. VOLUME 2376, PAGE 923 AND O.R. VOLUME 2429, PAGE 625 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 11 OF SPRING HILL SUBDIVISION (PLAT BOOK 11, PAGE 37);

**THENCE** WITH THE NORTH LINE OF THE SAID LOT, SOUTH 71 DEGREES 46 MINUTES 59 SECONDS WEST 68.78 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF LOT 28 OF SPRING HILL NUMBER 2 (PLAT BOOK 13, PAGE 39);

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF LOTS 28 AND 29 OF SPRING HILL NUMBER 2, NORTH 43 DEGREES 50 MINUTES 39 SECONDS WEST 238.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAMES P. HARDCASTLE, TRUSTEE IN O.R. VOLUME 2706, PAGE 164, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 154.82 FEET;

**THENCE** LEAVING THE SAID HARDCASTLE EAST LINE AND WITH THE SOUTH AND EAST LINE OF THE SAID HARDCASTLE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 56 DEGREES 46 MINUTES 50 SECONDS EAST 217.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 27 DEGREES 39 MINUTES 53 SECONDS WEST 137.08 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 27 DEGREES 39 MINUTES 53 SECONDS EAST 31.69 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 67.00 FEET;

**THENCE** LEAVING THE SAID HARDCASTLE EAST LINE AND TRAVERSING THROUGH THE LUBURGH ROBINSON, LLC. PARCEL CONVEYED IN O.R. VOLUME 2429, PAGE 625, SOUTH 87 DEGREES 54 MINUTES 04 SECONDS EAST 73.98 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** TRAVERSING THROUGH THE SAID LUBURGH ROBINSON, LLC. TRACT (O.R. VOLUME 2429, PG. 625) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 27 DEGREES 33 MINUTES 00 SECONDS EAST 116.75 FEET TO A POINT;
2. NORTH 02 DEGREES 18 MINUTES 32 SECONDS EAST 173.83 FEET TO A POINT ON THE CENTERLINE OF U.S. ROUTE 40/22 (EAST PIKE);

**THENCE** WITH THE CENTER OF THE SAID U.S. ROUTE, SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 50.03 FEET TO A POINT;