

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## LUBURGH CONSTRUCTION SERVICES LLC

AUDITORS PARCEL NUMBER

70-90-01-22-002 (PART – 0.041 ACRES)

70-90-01-23-004 (ALL – 1.384 ACRES)

BEING A PART OF THE PARCELS CONVEYED TO LUBURGH CONSTRUCTION SERVICES LLC IN O.R. VOLUME 2817, PAGE 660 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 69 DEGREES 01 MINUTES 41 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 46 DEGREES 35 MINUTES 57 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;

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

1. NORTH 54 DEGREES 01 MINUTES 32 SECONDS EAST 217.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 30 DEGREES 25 MINUTES 11 SECONDS WEST 137.08 FEET TO AN EXISTING IRON PIN (5/8 REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 67.00 FEET;

**THENCE** WITH THE SOUTH LINE OF THE ABOVE SAID LUBURGH CONSTRUCTION SERVICES LLC PARCEL, NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST 73.96 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID LUBURGH CONSTRUCTION SERVICES LLC PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 24 DEGREES 48 MINUTES 54 SECONDS EAST 116.76 FEET TO AN IRON PIN SET;
2. NORTH 00 DEGREES 25 MINUTES 44 SECONDS WEST 173.83 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40 (EAST PIKE), PASSING AN IRON PIN SET AT 128.83 FEET;

**THENCE** WITH THE SAID CENTERLINE OF ROAD, NORTH 87 DEGREES 26 MINUTES 20 SECONDS EAST 199.71 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO NICHOLS ELECTRIC MOTOR REPAIR LLC (O.R. VOLUME 2970, PAGE 447) THE FOLLOWING FOUR COURSES AND DISTANCES: