

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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TRACT 2

TRACY AND MARILLOU ELLIOTT
AUDITOR'S PARCEL NUMBERS

08-70-08-12-011 (PART – 3.313 AC.) AND 08-70-08-12-000 (PART – 1.063 AC.)

BEING A PART OF THE PARCEL CONVEYED TO TRACY LEE ELLIOTT AND MARILLOU ADAMS ELLIOTT IN O.R. VOLUME 3084, PAGE 391 (T.O.D. DESIGNATION AFFIDAVIT - O.R. VOL. 3089, PAGE 223) AND A PART OF THE PARCEL CONVEYED TO TRACY L. ELLIOTT AND MARILLOU A. ELLIOTT IN O.R. VOLUME 2070, PAGE 700 (T.O.D. DESIGNATION AFFIDAVIT - O.R. VOLUME 3084, PAGE 389) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHEAST CORNER OF SECTION 8;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, NORTH 86 DEGREES 31 MINUTES 56 SECONDS WEST, PASSING EXISTING IRON PINS (1/2 INCH REBARS) AT 259.90 FEET AND 490.00 FEET, A TOTAL DISTANCE OF 530.88 FEET TO A POINT IN THE CENTER OF BRUSH CREEK, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED, SAID POINT ALSO BEING NORTH 30 DEGREES 59 MINUTES 11 SECONDS WEST 49.27 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID ELLIOTT PARCEL WITH THE CENTER OF BRUSH CREEK THE FOLLOWING THIRTEEN COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 39 MINUTES 12 SECONDS EAST 83.05 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 32 DEGREES 06 MINUTES 47 SECONDS EAST 44.56 FEET AND A DELTA ANGLE OF 52 DEGREES 55 MINUTES 10 SECONDS) AN ARC DISTANCE OF 46.18 FEET TO A POINT;
3. SOUTH 58 DEGREES 34 MINUTES 22 SECONDS EAST 43.86 FEET TO A POINT;
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 30 DEGREES 26 MINUTES 53 SECONDS EAST 47.14 FEET TO A POINT, SAID POINT BEING NORTH 50 DEGREES 59 MINUTES 13 SECONDS WEST 18.68 FEET FROM AN IRON PIN SET;
5. SOUTH 02 DEGREES 19 MINUTES 24 SECONDS EAST 115.19 FEET TO A POINT;
6. SOUTH 13 DEGREES 55 MINUTES 00 SECONDS WEST 37.96 FEET TO A POINT, SAID POINT BEING NORTH 17 DEGREES 58 MINUTES 36 SECONDS WEST 27.19 FEET FROM AN IRON PIN SET;
7. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 34 DEGREES 09 MINUTES 46 SECONDS EAST 74.41 FEET AND A DELTA ANGLE OF 96 DEGREES 09 MINUTES 32 SECONDS) AN ARC DISTANCE OF 83.91 FEET TO A POINT;
8. SOUTH 82 DEGREES 14 MINUTES 31 SECONDS EAST 42.81 FEET TO A POINT;
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 54 DEGREES 22 MINUTES 31 SECONDS EAST 46.74 FEET AND A DELTA ANGLE OF 55 DEGREES 44 MINUTES 00 SECONDS) AND ARC DISTANCE OF 48.64 FEET TO A POINT, SAID POINT BEING SOUTH 23 DEGREES 20 MINUTES 32 SECONDS WEST 11.87 FEET FROM AN IRON PIN SET;
10. SOUTH 26 DEGREES 30 MINUTES 31 SECONDS EAST 47.67 FEET TO A POINT;
11. SOUTH 74 DEGREES 19 MINUTES 11 SECONDS EAST 77.26 FEET TO A POINT;
12. SOUTH 12 DEGREES 25 MINUTES 51 SECONDS EAST 58.06 FEET TO A POINT;

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13. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 40 DEGREES 52 MINUTES 56 SECONDS EAST 47.64 FEET AND A DELTA ANGLE OF 56 DEGREES 54 MINUTES 10 SECONDS) AN ARC DISTANCE OF 49.66 FEET TO A POINT ON THE WEST LINE OF A PARCEL CONVEYED TO MITCHELL TODD ASHER IN O.R. VOLUME 3098, PAGE 330;

THENCE LEAVING THE SAID CREEK AND WITH THE WEST LINE OF THE SAID ASHER PARCEL, SOUTH 07 DEGREES 57 MINUTES 48 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR – BENT) AT 22.80 FEET, A TOTAL DISTANCE OF 67.85 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID ASHER WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID ELLIOTT PARCELS, SOUTH 62 DEGREES 37 MINUTES 07 SECONDS WEST 365.07 FEET TO A POINT IN THE CENTER OF CENTER ROAD (STATE ROUTE 555), PASSING AN IRON PIN SET AT 344.92 FEET;

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

1. NORTH 13 DEGREES 12 MINUTES 09 SECONDS WEST 122.13 FEET (PRORATED) TO A POINT;
2. NORTH 12 DEGREES 27 MINUTES 27 SECONDS WEST 136.90 FEET (PRORATED) TO A POINT;
3. NORTH 14 DEGREES 29 MINUTES 23 SECONDS WEST 67.65 FEET (PRORATED) TO A POINT;
4. NORTH 14 DEGREES 54 MINUTES 39 SECONDS WEST 226.66 FEET (PRORATED) TO A POINT;
5. NORTH 16 DEGREES 43 MINUTES 50 SECONDS WEST 138.99 FEET (PRORATED) TO A POINT;
6. NORTH 19 DEGREES 30 MINUTES 32 SECONDS WEST 86.25 FEET (PRORATED) TO A POINT;
7. NORTH 17 DEGREES 37 MINUTES 05 SECONDS WEST 85.92 FEET (PRORATED) TO A POINT ON THE NORTH LINE OF THE ABOVE SAID SECTION;

THENCE WITH THE NORTH LINE OF THE SAID SECTION (SOUTH LINE OF A PARCEL CONVEYED TO RANDY BUSH IN O.R. VOLUME 2052, PAGE 696), SOUTH 86 DEGREES 31 MINUTES 56 SECONDS EAST 192.35 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.376 ACRES TOTAL, WITH 3.313 ACRES FROM AUDITOR’S PARCEL NUMBER 08-70-08-12-011 AND 1.063 ACRES FROM AUDITOR’S PARCEL NUMBER 08-70-08-12-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PLETCHER HILL ROAD (TOWNSHIP ROAD 426), CENTER ROAD (STATE ROUTE 555), TWO 40 FEET WIDE UTILITIES EASEMENTS AS RECORDED IN O.R. VOLUME 3084, PAGE 391 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF DECEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 17TH DAY OF DECEMBER 2024.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

DESCRIPTION

APPROVED

By: MEJ/7how



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/10/25

DATE

AUDITOR'S PARCEL NUMBERS
08-70-08-12-011 (PART) & 08-70-08-12-000 (PART)

By: M. J. Thors-