

Survey Split of BUDS, Inc. Lands in Licking Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Licking, South Half of Quarter Township 1, and being part of Lot 6, of Robert's Survey, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by BUDS, Inc., as per Official Record 2835, Page 396, Parcel 7, and being more particularly described as follows:

Beginning for reference at a stone found at the southwest corner of Lot 6, of Roberts Survey, and the southwest corner of lands presently owned by John A. and Nancee I. Bay, (OR 1877-442), Township 2, Range 9, United States Military Lands;

Thence through said Bay lands, North 15 degrees 27 minutes 27 seconds East, 448.11 feet to an iron pin found on the southwest corner of lands presently owned by Jonah R. and Meghan Green, (OR 2982-277);

Thence along the lines of said Green lands the following two courses:

- 1.) South 87 degrees 43 minutes 32 seconds East, 264.85 feet to an iron pin found;
- 2.) North 02 degrees 34 minutes 06 seconds East, 341.85 feet to an iron pin found, and the principal place of beginning;

Thence along the north line of said Green lands, North 85 degrees 54 minutes 43 seconds West, 317.22 feet to a point in the centerline of Baker Road, (Twp. Rd. 119, R\W 40'), passing an iron pin found at 295.66 feet;

Thence along the centerline of said road the following four courses:

- 1.) North 25 degrees 40 minutes 28 seconds East, 75.40 feet to a point;
- 2.) North 18 degrees 37 minutes 14 seconds East, 134.88 feet to a point;
- 3.) North 18 degrees 03 minutes 11 seconds East, 164.33 feet to a point;
- 4.) North 20 degrees 52 minutes 24 seconds East, 41.63 feet to a point;

Thence through the lands presently owned by BUDS, Inc. (OR 2835-396) the following three courses:

- 1.) South 85 degrees 54 minutes 43 seconds east, 492.00 feet to an iron pin set, passing an iron pin set at 24.42 feet;
- 2.) South 04 degrees 05 minutes 17 seconds West, 400.00 feet to an iron pin set;
- 3.) North 85 degrees 54 minutes 43 seconds West, 288.05 feet to the principal place of beginning, containing 5.01 acres, more or less, and being part of Auditor's Parcel number 35-10-71-05-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per G.P.S. observations.

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

5/5/21  
Date

Fee Paid