

62-39-01-11-011

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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OTTO LUBURGH
AUDITORS PARCEL NUMBER
62-62-39-01-11-009 (PART)

BEING A PART OF THE PARCEL CONVEYED TO CLATA OTTO & SALLY A. LUBURGH IN O.R. VOLUME 2462, PAGE 714 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH 89 DEGREES 54 MINUTES 09 SECONDS WEST 653.73 FEET (CALCULATED) TO A POINT;

THENCE SOUTH 01 DEGREES 34 MINUTES 58 SECONDS WEST 809.66 FEET (CALCULATED) TO A POINT AT THE NORTHEAST CORNER OF A 20.05 ACRE PARCEL CONVEYED TO CLATA OTTO AND SALLY A. LUBURGH IN O.R. VOLUME 2224, PAGE 546;

THENCE WITH THE NORTH LINE OF THE SAID PARCEL, NORTH 88 DEGREES 41 MINUTES 10 SECONDS WEST 1147.49 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE SAID PARCEL;

THENCE WITH THE WEST LINE OF THE SAID PARCEL, SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 96.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO BRIAN R. AND STACEY D. AUKLAND IN O.R. VOLUME 2534, PAGE 777, SOUTH 87 DEGREES 49 MINUTES 40 SECONDS WEST 83.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID AUKLAND NORTH LINE, SOUTH 87 DEGREES 49 MINUTES 40 SECONDS WEST 661.28 FEET TO A POINT IN MEADOW FARM CHURCH ROAD (COUNTY ROAD 142) ON THE WEST LINE OF SECTION 17, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 181.96 FEET AND 625.16 FEET;

THENCE WITH THE SAID WEST LINE OF SECTION 17, NORTH 01 DEGREES 20 MINUTES 41 SECONDS EAST 771.58 FEET TO A POINT IN THE CENTER OF OLD COOPERMILL ROAD (COUNTY ROAD 142), SAID POINT BEING NORTH 25 DEGREES 11 MINUTES 40 SECONDS WEST 44.76 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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

1. SOUTH 85 DEGREES 27 MINUTES 31 SECONDS EAST 95.51 FEET TO A POINT,
2. SOUTH 87 DEGREES 10 MINUTES 58 SECONDS EAST 78.98 FEET TO A POINT,
3. NORTH 87 DEGREES 13 MINUTES 54 SECONDS EAST 52.81 FEET TO A POINT,
4. NORTH 82 DEGREES 34 MINUTES 51 SECONDS EAST 68.88 FEET TO A POINT,
5. NORTH 73 DEGREES 20 MINUTES 02 SECONDS EAST 63.00 FEET TO A POINT,
6. NORTH 66 DEGREES 08 MINUTES 29 SECONDS EAST 66.46 FEET TO A POINT,
7. NORTH 61 DEGREES 05 MINUTES 45 SECONDS EAST 129.36 FEET TO A POINT;

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THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID LUBURGH PARCEL (O.R. VOLUME 2462, PAGE 714) THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 14 MINUTES 10 SECONDS EAST 131.85 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 27.05 FEET;
2. SOUTH 02 DEGREES 17 MINUTES 00 SECONDS WEST 139.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 83 DEGREES 11 MINUTES 53 SECONDS EAST 94.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 16 DEGREES 47 MINUTES 45 SECONDS WEST 97.30 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST 201.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
6. SOUTH 06 DEGREES 32 MINUTES 45 SECONDS EAST 280.60 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.929 ACRES, SUBJECT TO ALL LEGAL RIGHT-OF-WAY OF COUNTY ROAD 142 (OLD COOPERMILL ROAD AND MEADOW FARM CHURCH ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PLAT OF MEADOW FARM ACRES AND THE PREVIOUS SURVEY OF 41.970 ACRES DESCRIBED IN DEED BOOK VOLUME 1015, PAGE 282 OF THE MUSKINGUM COUNTY DEED RECORDS.

I, MICHAEL D. NICHOLS, PS6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF APRIL 2017, FROM A FIELD SURVEY COMPLETED THE 21ST DAY OF APRIL 2017.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



DESCRIPTION
APPROVED
By: *[Signature]*
5/11/17

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

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