

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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CAROL GOFF
AUDITORS PARCEL NUMBER
73-73-39-02-35-000 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT 19 OF HUNTER'S RUN SUBDIVISION (PLAT BOOK 17, PAGE 126);

THENCE WITH THE EAST LINE OF REMINGTON RIDGE SUBDIVISION (PLAT BOOK 18, PAGE 96) AND MILLSTONE MEADOWS (PLAT BOOK 19, PAGE 84), SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 515.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO ERIC P. WILLIS (OR. VOLUME 1754, PAGE 737), SOUTH 89 DEGREES 31 MINUTES 40 SECONDS EAST 140.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO R. AND J. BONIFANT (OR. VOLUME 1862, PAGE 64), SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 311.13 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE), PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 149.97 FEET AND 281.13 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD, NORTH 89 DEGREES 25 MINUTES 12 SECONDS WEST 140.05 FEET TO A POINT;

THENCE LEAVING THE SAID COUNTY ROAD AND WITH THE ABOVE SAID EAST LINE OF THE MILLSTONE MEADOWS SUBDIVISION, NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 30.00 FEET, A TOTAL DISTANCE OF 310.87 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.000 ACRES, SUBJECT TO A 30-FOOT EASEMENT FOR ROAD RIGHT OF WAY ALONG COUNTY ROAD 449 AND SUBJECT TO A 15 FOOT UTILITY EASEMENT ALONG THE NORTH LINE OF THE SAID ROAD RIGHT OF WAY AND ALL OTHER APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 2.932 MORE OR LESS ACRES (VOLUME 915, PAGE 133).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF OCTOBER 2014, FROM A FIELD SURVEY COMPLETED BY ME ON MAY 10, 2002.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 11/14/14 Fee Paid _____

DESCRIPTION
APPROVED
By: 11/14/2014

Tract 53

5745Goff-Dietz

