

44-38-01-06-005

+ 2.39 Acre Split of Williams Management Group, Inc. In Musk. Township, Musk. Co.

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Southeast Quarter of Section 19, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Williams Management Group, Inc. as per Official Record 1971, Page 904, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast Corner of Lot 67, of the Green at Vista, Phase 1, (Pl. Bk. 17, Pg. 104);

Thence along the north lines of lands presently owned by Vista Golf LLC, (OR 2283-819) the following two courses:

- 1.) South 41 degrees 46 minutes 25 seconds East, 271.73 feet to an iron pin found;
- 2.) South 61 degrees 56 minutes 30 seconds East, 188.05 feet to an iron pin found and the principal place of beginning;

Thence continuing along the north lines of said Vista Golf LLC, the following two courses:

- 1.) South 61 degrees 57 minutes 26 seconds East, 159.99 feet to an iron pin found;
- 2.) South 70 degrees 55 minutes 33 seconds East, 75.64 feet to an iron pin found;

Thence through the lands presently owned by Williams Management Group Inc. (OR 1971-904), the following three courses:

- 1.) North 40 degrees 18 minutes 20 seconds East, 189.05 feet to an iron pin found;
- 2.) North 48 degrees 03 minutes 26 seconds West, 381.54 feet to an iron pin found;
- 3.) North 59 degrees 50 minutes 07 seconds West, 168.55 feet to an iron pin found on the right of way line of a cul-de-sac at the end of Jack's Fairway, (R\W 50');

Thence along said cul-de-sac, on a curve to the right, with a delta angle of 94 degrees 39 minutes 49 seconds, an arc length of 95.99, a radius of 60.00 feet, and a chord which bears South 21 degrees 42 minutes 51 seconds West, 86.08 feet to an iron pin found;

Thence leaving said cul-de-sac line, and through the lands presently owned by Williams Management Group, Inc. (OR 1971-904), South 22 degrees 34 minutes 34 seconds East, 329.21 feet to the principal place of beginning, containing 2.39 acres, more or less, and being part of Auditor's Parcel Number 44-38-01-06-005;

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

10/19/2020

Date Fee Paid