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T. Jay Baker
DR 1021-367
Part of: 06-50-16-19-000 (DR 1021-367)
+/-2.692 Ac.
&
Timothy J. & Traci R. Baker
Part of: 06-50-21-07-004 (OR 2202-169)
+/-1.022 Ac.

Total +/-3.714 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, Southeast Quarter of Sec. 16 and the Northeast Quarter of Section 21, T12, R12, Congress Lands East of the Scioto River. Being part of the lands now owned by T. Jay Baker (DR 1021-367) and Timothy J. & Traci R. Baker (OR 2202-169) of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (biedenbach) at the southwest corner of the southeast corner of said Section 16, thence with the south line of said section, S 87°43'28" E a distance of 62.05 feet to an iron pin set, the principal place of beginning;

thence leaving said section line and going through said T. Jay Baker's lands the following three (3) courses:

1. N 11°05'37" E a distance of 131.97 feet to an iron pin set;
2. N 25°16'57" W a distance of 127.50 feet to an iron pin set;
3. N 06°46'13" W a distance of 24.06 feet to a point in the center of Shaver Road (TR-227);

thence with the center of said Shaver Road the following two (2) courses:

1. with a curve to the left having a radius of 425.35 feet, arc length of 266.53 and a chord that bears, N 83°31'22" E a distance of 262.20 feet to a point;
2. N 64°40'42" E a distance of 131.20 feet to a point;

thence leaving said Shaver Road and going back through said Baker's lands, S 16°51'40" E a distance of 299.40 feet to an iron pin set on the northwesterly line of the lands now owned by Anthony A. & Leann M. Moore (OR 1927-830), passing an iron pin set at 13.76 feet;

thence with the common line of said Moore/Baker's lands, S 52°12'17" W a distance of 132.08 feet to a point on the common line of said Sections 16 & 21, passing an iron pin found (5/8") at 131.60 feet;

thence going into the northeast quarter of said Section 21 and through the lands now owned by Timothy J. & Traci R. Baker (OR 2202-169) the following two (2) courses:

1. S 49°02'12" W a distance of 393.94 feet to an iron pin set;
2. N 06°46'13" W a distance of 273.26 feet to the principal place of beginning, containing 3.714 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 3.714 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on May 2nd, 2022.



DESCRIPTION

APPROVED

By: [Signature]

Date 5/13/22

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 5/16/22

Fee Paid