

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## GOSS REALTY CORPORATION

AUDITOR'S PARCEL NUMBER

08-20-17-82-000 (PART)

TO BE COMBINED WITH 08-40-27-01-000

BEING A PART OF THE ABANDONED CANNELVILLE BRANCH OF RAILROAD OF THE PENN CENTRAL TRANSPORTATION COMPANY AS QUITCLAIMED TO GOSS REALTY CORPORATION IN DEED VOLUME 707, PAGE 117. SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO, AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (3/4 INCH PIPE WITH "BIEDENBACH" CAP) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27;

**THENCE** WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 86 DEGREES 31 MINUTES 25 SECONDS EAST 462.27 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO JAMES W. III AND BRENDA L. LAYTON IN O.R. VOLUME 2762, PAGE 165;

**THENCE** CONTINUING WITH THE NORTHLINE OF THE SAID NORTHEAST QUARTER AND WITH THE WEST LINE OF THE ABOVE SAID GOSS REALTY CORPORATION PARCEL (NORTH LINE OF PARCEL ONE AS CONVEYED TO THOMAS E. AND CATHERINE L. McGEE IN O.R. VOLUME 2581, PAGE 245) SOUTH 86 DEGREES 31 MINUTES 25 SECONDS EAST 5.19 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** TRAVERSING THROUGH THE SAID GOSS REALTY CORPORATION PARCEL WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 86 DEGREES 31 MINUTES 25 SECONDS EAST 62.30 FEET TO A MAG NAIL SET (SET IN A CONCRETE DRAINAGE FLUME), SAID MAG NAIL BEING NORTH 86 DEGREES 31 MINUTES 25 SECONDS WEST 5.19 FEET FROM A MAG NAIL SET (SET IN A CONCRETE DRAINAGE FLUME);

**THENCE** LEAVING THE SAID NORTH LINE OF THE NORTHEAST QUARTER AND WITH THE WEST LINE OF PARCEL 2 AS CONVEYED TO THOMAS E. AND CATHERINE L. McGEE IN O.R. VOLUME 2581, PAGE 245 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 12 DEGREES 07 MINUTES 30 SECONDS EAST 705.92 FEET TO A POINT, SAID POINT BEING NORTH 24 DEGREES 38 MINUTES 27 SECONDS WEST 0.98 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "DINAN" CAP);
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1462.28 FEET (CHORD BEARING SOUTH 09 DEGREES 33 MINUTES 06 SECONDS EAST 132.08 FEET, DELTA ANGLE OF 5 DEGREES 10 MINUTES 37 SECONDS) AN ARC DISTANCE OF 132.12 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO RONALD E. AND MELISSA J. DOBBINS IN DEED VOLUME 1042, PAGE 553;

**THENCE** LEAVING THE WEST LINE OF THE McGEE PARCEL TWO AND WITH THE NORTH LINE OF THE SAID DOBBINS PARCEL, NORTH 79 DEGREES 48 MINUTES 34 SECONDS WEST 62.93 FEET TO AN EXISTING CONCRETE MONUMENT (LEANING);

**THENCE** WITH THE EAST LINE OF THE ABOVE SAID McGEE PARCEL ONE THE FOLLOWING TWO COURSES AND DISTANCES;

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1402.28 FEET (CHORD BEARING NORTH 09 DEGREES 55 MINUTES 51 SECONDS WEST 108.12 FEET, DELTA ANGLE OF 4 DEGREES 25

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