

# 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 SOUTHEAST QUARTER OF SECTION 24, 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;

**THENCE** WITH THE SOUTH LINE OF THE SAID SOUTHEAST 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, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE EAST LINE OF THE SAID LAYTON PARCEL, NORTH 12 DEGREES 08 MINUTES 04 SECONDS WEST 466.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT THE SOUTHEAST CORNER OF PARCEL ONE AS CONVEYED TO CINDY K. BRYAN IN O.R. VOLUME 2002, PAGE 666;

**THENCE** WITH THE EAST LINE OF THE SAID BRYAN PARCEL ONE THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 12 DEGREES 08 MINUTES 04 SECONDS WEST 544.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP), PASSING AN IRON PIN SET AT 271.86 FEET;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1397.50 FEET (CHORD BEARING NORTH 14 DEGREES 07 MINUTES 14 SECONDS WEST 97.84 FEET, DELTA ANGLE OF 4 DEGREES 00 MINUTES 44 SECONDS) AN ARC DISTANCE OF 97.86 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO MYRON WENTWORTH IN O.R. VOLUME 2468, PAGE 113;

**THENCE** WITH THE SOUTH LINE OF THE SAID WENTWORTH PARCEL, SOUTH 86 DEGREES 40 MINUTES 49 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1.85 FEET, A TOTAL DISTANCE OF 74.01 FEET TO A POINT ON THE WEST LINE OF PARCEL TWO AS CONVEYED TO CINDY K. BRYAN IN O.R. VOLUME 2002, PAGE 666, SAID POINT BEING NORTH 86 DEGREES 40 MINUTES 49 SECONDS WEST 1.49 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE WEST LINE OF THE SAID BRYAN PARCEL TWO THE FOLLOWING TWO COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1467.50 FEET (CHORD BEARING SOUTH 13 DEGREES 38 MINUTES 25 SECONDS EAST 78.11 FEET, DELTA ANGLE OF 3 DEGREES 03 MINUTES 00 SECONDS) AN ARC DISTANCE OF 78.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP);
2. SOUTH 12 DEGREES 08 MINUTES 04 SECONDS EAST 1030.27 FEET TO A MAG NAIL SET (SET IN A CONCRETE DRAINAGE FLUME) ON THE NORTH LINE OF PARCEL TWO AS CONVEYED TO THOMAS E. AND CATHERINE L. MCGEE IN O.R. VOLUME 2581, PAGE 245;