

17-03-02-36-003

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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DAVID H. AND BONNIE L. LETT

AUDITORS PARCEL NUMBER 17-17-03-02-36-001 (PART - 5.462 AC.)

AUDITORS PARCEL NUMBER 17-17-03-02-36-000 (PART - 0.251 AC.)

BEING A PART OF THE TRACT CONVEYED TO DAVID H. AND BONNIE L. LETT IN O.R. VOLUME 2437, PAGE 331 AND A PART OF THE TRACT CONVEYED TO LEONA M. AND DAVID H. LETT IN O.R. VOLUME 2574, PAGE 109 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 2;

THENCE SOUTH 01 DEGREES 18 MINUTES 13 SECONDS WEST 3416.35 FEET (DEED) TO AN EXISTING STONE AT THE NORTHEAST CORNER OF A 20 ACRE TRACT CONVEYED TO RUSSELL NELSON JR IN O.R. VOLUME 1615, PAGE 879;

THENCE WITH THE EAST LINE OF THE SAID NELSON TRACT AND A TRACT CONVEYED TO LEONA M. AND DAVID H. LETT IN O.R. VOLUME 2574, PAGE 109, SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST 1297.28 FEET AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE SOUTH LINE OF THE SAID LEONA M. AND DAVID H. LETT TRACT (NORTHLINE OF THE ABOVE SAID DAVID H. AND BONNIE L. LETT TRACT), NORTH 88 DEGREES 25 MINUTES 50 SECONDS WEST 239.29 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH THE SAID DAVID H. AND BONNIE L. LETT TRACT THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 27 DEGREES 59 MINUTES 41 SECONDS WEST 479.25 FEET TO AN IRON PIN SET;
2. NORTH 57 DEGREES 37 MINUTES 57 SECONDS WEST 297.30 FEET TO AN IRON PIN SET;
3. NORTH 65 DEGREES 51 MINUTES 05 SECONDS WEST 128.57 FEET TO AN IRON PIN SET;
4. NORTH 76 DEGREES 13 MINUTES 54 SECONDS WEST 332.44 FEET TO AN IRON PIN SET;
5. NORTH 79 DEGREES 32 MINUTES 22 SECONDS WEST 111.73 FEET TO A POINT IN THE CENTER OF BARKERS RUN ROAD (COUNTY ROAD 407), PASSING AN IRON PIN SET 72.98 FEET;

THENCE WITH THE SAID ROAD THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 51 DEGREES 04 MINUTES 04 SECONDS EAST 18.67 FEET TO A POINT;
2. NORTH 35 DEGREES 55 MINUTES 55 SECONDS EAST 50.11 FEET TO A POINT;
3. NORTH 29 DEGREES 08 MINUTES 45 SECONDS EAST 97.68 FEET TO A POINT, SAID POINT BEING NORTH 88 DEGREES 25 MINUTES 50 SECONDS WEST 17.25 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. NORTH 29 DEGREES 08 MINUTES 45 SECONDS EAST 25.51 FEET TO A POINT;
5. NORTH 26 DEGREES 07 MINUTES 36 SECONDS EAST 49.49 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID LEONA M. AND DAVID H. LETT TRACT, SOUTH 75 DEGREES 24 MINUTES 00 SECONDS EAST 299.95 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SAID DAVID H. AND BONNIE L. LETT TRACT, PASSING AN IRON PIN SET AT 13.50 FEET;

THENCE WITH THE SAID NORTH LINE (SOUTH LINE OF THE SAID LEONA M. AND DAVID H. LETT TRACT), SOUTH 88 DEGREES 25 MINUTES 50 SECONDS EAST 610.40 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 5.713 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BARKERS RUN ROAD (COUNTY ROAD 407) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING 15 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE TRACT CONVEYED TO DAVID H. AND BONNIE L. LETT IN O.R. VOLUME 2437, PAGE 331 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 2;

THENCE SOUTH 01 DEGREES 18 MINUTES 13 SECONDS WEST 3416.35 FEET (DEED) TO AN EXISTING STONE AT THE NORTHEAST CORNER OF A 20 ACRE TRACT CONVEYED TO RUSSELL NELSON JR IN O.R. VOLUME 1615, PAGE 879;

THENCE WITH THE EAST LINE OF THE SAID NELSON TRACT AND A TRACT CONVEYED TO LEONA M. AND DAVID H. LETT IN O.R. VOLUME 2574, PAGE 109, SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST 1297.28 FEET AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE SOUTH LINE OF THE SAID LEONA M. AND DAVID H. LETT TRACT (NORTHLINE OF THE ABOVE SAID DAVID H. AND BONNIE L. LETT TRACT), NORTH 88 DEGREES 25 MINUTES 50 SECONDS WEST 239.29 FEET TO AN IRON PIN SET;

THENCE TRAVERSING INTO THE ABOVE SAID DAVID H. AND BONNIE L. LETT TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 27 DEGREES 59 MINUTES 41 SECONDS WEST 479.25 FEET TO AN IRON PIN SET;
2. NORTH 57 DEGREES 37 MINUTES 57 SECONDS WEST 103.30 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE SAID DAVID H. AND BONNIE L. LETT TRACT THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 32 DEGREES 22 MINUTES 03 SECONDS WEST 15.00 FEET TO A POINT;
2. NORTH 57 DEGREES 37 MINUTES 57 SECONDS WEST 192.92 FEET TO A POINT;
3. NORTH 65 DEGREES 51 MINUTES 05 SECONDS WEST 54.40 FEET TO A POINT;
4. NORTH 77 DEGREES 18 MINUTES 06 SECONDS WEST 69.13 FEET TO A POINT;
5. NORTH 73 DEGREES 47 MINUTES 09 SECONDS WEST 332.70 FEET TO A POINT;
6. NORTH 79 DEGREES 32 MINUTES 22 SECONDS WEST 123.84 FEET TO A POINT IN THE CENTER OF BARKERS RUN ROAD (COUNTY ROAD 407);

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 51 DEGREES 04 MINUTES 04 SECONDS EAST 19.76 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE SAID DAVID H. AND BONNIE L. LETT TRACT THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 79 DEGREES 32 MINUTES 22 SECONDS EAST 111.73 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 38.75 FEET;
2. SOUTH 73 DEGREES 47 MINUTES 09 SECONDS EAST 333.00 FEET TO A POINT;
3. SOUTH 77 DEGREES 18 MINUTES 06 SECONDS EAST 70.18 FEET TO A POINT;
4. SOUTH 65 DEGREES 51 MINUTES 05 SECONDS EAST 56.98 FEET TO AN IRON PIN SET;
5. SOUTH 57 DEGREES 37 MINUTES 57 SECONDS EAST 194.00 FEET TO THE PLACE OF BEGINNING;

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 5.00 ACRES TRACT CONVEYED TO BILL AND CONNIE CORNELL BY DEED RECORDED IN VOLUME 1137, PAGE 708 OF THE MUSKINGUM COUNTY DEED RECORDS.

I, MICHAEL D. NICHOLS (PS 6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF JUNE, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 16TH DAY OF JUNE, 2015.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR # 6923



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

7/10/15
Date Fee Paid

**DESCRIPTION
APPROVED**
By: *[Signature]* 6/16/2015

