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Land Surveying and Construction Layout

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THENCE WITH THE NORTH LINE OF THE SAID BATES PARCEL, NORTH 88 DEGREES 25 MINUTES 27 SECONDS WEST 50.00 FEET TO AN EXISTING AXLE AT THE NORTHWEST CORNER OF THE SAID BATES PARCEL;

THENCE WITH THE WEST LINE OF THE SAID BATES PARCEL, SOUTH 01 DEGREES 28 MINUTES 47 SECONDS WEST 313.39 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID NORTH RIVER ROAD;

THENCE WITH THE SAID ROAD, SOUTH 88 DEGREES 07 MINUTES 48 SECONDS WEST 24.79 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.267 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORTH RIVER ROAD (STATE ROUTE 666) AND ALL OTHER APPLICABLE EASEMENTS.

**ALSO SUBJECT TO THE FOLLOWING
VARYING WIDTH INGRESS/EGRESS AND UTILITIES EASEMENT
(75 FEET MAXIMUM WIDTH - 50 FEET MINIMUM WIDTH)**

BEING A PART OF THE PARCEL CONVEYED TO DONALD F. AND DENISE J. MARTIN IN OFFICIAL RECORD VOLUME 3121, PAGE 925 AND A PART OF THE PARCEL CONVEYED TO JAN E. BATES (S. JANE BATES, LIFE ESTATE) IN O.R. VOLUME 1543, PAGE 845 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF ROLLING MEADOWS NO. 1 AS RECORDED IN PLAT FILE 1, PAGE 140B OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE NORTH 01 DEGREES 16 MINUTES 43 SECONDS WEST 1670.62 FEET (DEED) TO A POINT IN THE CENTER OF NORTH RIVER ROAD (STATE ROUTE 666) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO MICHAEL AND CATHY NICHOLS IN DEED VOLUME 1110, PAGE 601, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE SAID NICHOLS PARCEL; AND WITH THE EAST LINE OF A PARCEL CONVEYED TO LINDA J. AND DWIGHT P. KELLY IN O.R. VOLUME 2621, PAGE 57; AND WITH THE EAST LINE OF A PARCEL CONVEYED TO CRAIG MYERS AND LINDA McDONALD IN O.R. VOLUME 1719, PAGE 289, NORTH 01 DEGREES 25 MINUTES 51 SECONDS EAST 1248.05 FEET TO A POINT, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH BIEDENBACH CAP) AT 29.52 FEET, 443.66 FEET, AND 796.97 FEET; AND AN IRON PIN SET AT 64.52 FEET;

THENCE LEAVING THE EAST LINE OF THE SAID MYERS AND McDONALD PARCEL AND TRAVERSING THROUGH THE ABOVE SAID MARTIN PARCEL THE FOLLOWING TWENTY COURSES AND DISTANCES:

1. NORTH 10 DEGREES 41 MINUTES 07 SECONDS EAST 68.22 FEET TO A POINT;
2. NORTH 30 DEGREES 52 MINUTES 37 SECONDS EAST 63.04 FEET TO A POINT;
3. NORTH 37 DEGREES 49 MINUTES 37 SECONDS EAST 120.50 FEET TO A POINT;
4. NORTH 43 DEGREES 51 MINUTES 32 SECONDS EAST 92.32 FEET TO A POINT;
5. NORTH 54 DEGREES 18 MINUTES 00 SECONDS EAST 96.76 FEET TO A POINT;
6. NORTH 62 DEGREES 13 MINUTES 31 SECONDS EAST 180.73 FEET TO A POINT;
7. NORTH 76 DEGREES 28 MINUTES 35 SECONDS EAST 183.80 FEET TO A POINT;
8. NORTH 36 DEGREES 55 MINUTES 15 SECONDS EAST 370.50 FEET TO A POINT, SAID POINT BEING SOUTH 64 DEGREES 57 MINUTES 59 SECONDS EAST 184.74 FEET FROM AN IRON PIN SET;
9. SOUTH 64 DEGREES 57 MINUTES 59 SECONDS EAST 51.09 FEET TO AN IRON PIN SET;

6725 D. MARTIN-10 AC.