

**BOUNDARY SURVEY
JAMES BRIAN WARNER
OFFICIAL RECORD 3196-90
± 2.483 ACRES**

Situated in the State of Ohio, County of Muskingum, Township of Madison, Section 21, Township 3, Range 7, United States Military Lands, and conveyed to **James Brian Warner** in Official Record 3196 Page 90 at the Muskingum County Recorder's Office and being more particularly described as follows;

Point of Beginning; at the Northeast Corner of Section 21, thence along the east line of Section 21;

South 02 degrees 08 minutes 35 seconds West a distance of **1840.13 feet** to a point in the centerline of Prospect Church Road (T.R. 98).

Thence with said centerline,

North 53 degrees 43 minutes 58 seconds West a distance of **110.17 feet** to a point, **Principal Point of Beginning;**

Thence leaving said centerline and with the lands of now or formerly William L. Schwartz and Mary E. Schwartz as recorded in Official Record 2751 Page 41;

South 13 degrees 34 minutes 31 seconds West a distance of **610.18 feet** to an iron pin set capped "TRIUMPH SERVICES", having passed through an iron pin found at **21.44 feet**.

Thence with the lands of now or formerly James Brian Warner as recorded in Official Record 3196 Page 90, the following seven (7) calls:

- 1) **North 60 degrees 59 minutes 37 seconds West**, a distance of **141.46 feet** to a point, referenced by a disturbed pipe found which bears **North 60 degrees 30 minutes 15 seconds East**, a distance of **1.15 feet**.
- 2) **North 07 degrees 20 minutes 03 seconds East**, a distance of **364.94 feet** to an iron pin found.
- 3) **North 77 degrees 56 minutes 36 seconds West**, a distance of **17.86 feet** to an iron pin found.
- 4) **North 12 degrees 16 minutes 13 seconds East**, a distance of **61.02 feet** to an iron pin found.
- 5) **North 57 degrees 09 minutes 46 seconds East**, a distance of **16.38 feet** to an iron pin found.
- 6) **North 07 degrees 21 minutes 09 seconds East**, a distance of **200.45 feet** to an iron pipe found.
- 7) **North 07 degrees 21 minutes 09 seconds East**, a distance of **25.03 feet** to a point in the centerline of Prospect Church Road (T.R. 98).

Thence along said centerline,

South 53 degrees 49 minutes 15 seconds East a distance of **225.77 feet** to the place of beginning.

Containing **2.483-acres**, and being all of Muskingum County Auditor's Tax P.N. 38-70-21-26-000 (2.463 acres) and, all of P.N. 38-70-21-25-002 (0.020 acres).

Bearings are based on Ohio State Plane Coordinate System, South Zone, NAD83, per GPS Observations made on August 23, 2024

This description is written based on a survey completed September 26, 2024 by Dino Lustri, PS, Reg. No. 8360.

Digitally signed by Dino Lustri, P.E., P.S.
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**DESCRIPTION
APPROVED**

By: Amy 11/13/24