

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**COUNTRYTYME LAND LLC.**  
AUDITORS PARCEL NUMBER  
44-44-06-61-14-000 (PART – 35.122 AC.)

BEING A PART OF THE PARCEL CONVEYED TO COUNTRYTYME LAND LLC. IN O.R. VOLUME 2686, PAGE 200 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 32 AND LOT 29, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF THE SAID LOT 32 AND THE INTERSECTION OF JONES ROAD (TOWNSHIP ROAD 470) AND McGLADE SCHOOL ROAD (COUNTY ROAD 116);

**THENCE** WITH THE NORTH LINE OF THE SAID LOT 32 (ALSO THE SOUTH LINE OF A PARCEL CONVEYED TO KELLY B., LORI D., AND GREGG H. BROCKLEHURST IN O.R. VOLUME 2130, PAGE 669, SOUTH 87 DEGREES 47 MINUTES 51 SECONDS EAST 979.97 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID COMMON LINE (NORTH LINE OF LOT 32 AND THE SOUTH LINE OF THE BROCKLEHURST PARCEL), SOUTH 87 DEGREES 47 MINUTES 51 SECONDS EAST 100.00 FEET TO A POINT;

**THENCE** LEAVING THE SAID COMMON LINE AND TRAVERSING THROUGH THE ABOVE SAID COUNTRYTYME LAND LLC PARCEL THE FOLLOWING NINE COURSES AND DISTANCES:

1. SOUTH 01 DEGREES 41 MINUTES 17 SECONDS WEST 394.86 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 29.08 FEET;
2. SOUTH 37 DEGREES 28 MINUTES 02 SECONDS EAST 211.48 FEET TO AN IRON PIN SET;
3. SOUTH 01 DEGREES 40 MINUTES 56 SECONDS WEST 232.62 FEET TO AN IRON PIN SET;
4. SOUTH 48 DEGREES 09 MINUTES 12 SECONDS WEST 159.68 FEET TO AN IRON PIN SET;
5. SOUTH 15 DEGREES 45 MINUTES 49 SECONDS EAST 412.68 FEET TO AN IRON PIN SET;
6. SOUTH 80 DEGREES 24 MINUTES 35 SECONDS EAST 178.19 FEET TO AN IRON PIN SET;
7. SOUTH 36 DEGREES 36 MINUTES 29 SECONDS EAST 172.72 FEET TO AN IRON PIN SET;
8. SOUTH 86 DEGREES 13 MINUTES 17 SECONDS EAST 669.97 FETT TO AN IRON PIN SET;
9. SOUTH 66 DEGREES 04 MINUTES 42 SECONDS EAST 489.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO RALPH M. AND HEATHER A. FISHER IN O.R. VOLUME 1896, PAGE 666;

**THENCE** WITH THE WEST LINE OF THE SAID FISHER PARCEL, SOUTH 02 DEGREES 20 MINUTES 32 SECONDS WEST 994.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF LOT 17 OF SADDLEBROOK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 142 OF THE MUSKINGUM COUNTY PLAT RECORDS;

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO CHARLES H. AND ROBIN E. HAWKINS IN O.R. VOLUME 1905, PAGE 369, NORTH 02 DEGREES 04 MINUTES 38 SECONDS EAST 466.56 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** WITH THE NORTH LINE OF THE SAID HAWKINS PARCEL, NORTH 87 DEGREES 55 MINUTES 22 SECONDS WEST 1406.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO JUSTIN AND BRITTANY STUBBS IN O.R. VOLUME 2476, PAGE 501, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 00 DEGREES 50 MINUTES 28 SECONDS EAST 182.94 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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2. NORTH 15 DEGREES 40 MINUTES 32 SECONDS WEST 112.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. NORTH 75 DEGREES 47 MINUTES 37 SECONDS WEST 213.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP)

**THENCE** WITH THE EAST LINE OF THE PARCELS CONVEYED TO: CHARLES C. AND BONNIE MARIE GERBER IN O.R. VOLUME 1789, PAGE 126; JAMES A. AND PAMELA L. SYZDEK IN O.R. VOLUME 1932, PAGE 139; MARK S. AND SYLVIA J. ROBINSON IN O.R. VOLUME 1852, PAGE 557; AND TROY J. ARCHER IN O.R. VOLUME 1855, PAGE 134, NORTH 16 DEGREES 53 MINUTES 07 SECONDS WEST 1000.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 337.73 FEET AND AT 939.46 FEET;

**THENCE** LEAVING THE SAID ARCHER EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID COUNTRYTYME LAND LLC PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 67 DEGREES 31 MINUTES 11 SECONDS EAST 419.00 FEET TO AN IRON PIN SET;
2. NORTH 01 DEGREES 41 MINUTES 17 SECONDS EAST 199.33 FEET TO AN IRON PIN SET;
3. NORTH 23 DEGREES 42 MINUTES 00 SECONDS WEST 122.34 FEET TO AN IRON PIN SET;
4. NORTH 01 DEGREES 41 MINUTES 17 SECONDS EAST, PASSING AN IRON PIN SET AT 388.28 FEET, A TOTAL DISTANCE OF 418.28 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 35.122 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF McGLADE SCHOOL ROAD (COUNTY ROAD 116) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

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 6TH DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 5TH DAY OF JANUARY, 2017.

**OFFICE COPY**

**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION  
APPROVED

By: *[Signature]*

