

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

ANNA HIGHFIELD WOOD AUDITORS PARCEL NUMBER 51-51-30-14-16-000 (ALL)

BEING THE REMAINDER OF THE ANNA HIGHFIELD WOOD PROPERTY RECORDED IN O.R. VOLUME 2115, PAGE 797 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1 INCH PIPE) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 14;

THENCE WITH THE WEST LINE OF THE SAID SECTION, NORTH 02 DEGREES 25 MINUTES 57 SECONDS EAST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 15.00 FEET, A TOTAL DISTANCE OF 542.86 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE OF FRACTIONAL SECTION 14, ALSO BEING THE EAST LINE OF A PARCEL CONVEYED TO RICHARD W. REED IN O.R. VOLUME 2180, PAGE 271, NORTH 02 DEGREES 25 MINUTES 57 SECONDS EAST 649.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JAMES W. AND DARLENE M. PORTER IN DEED VOLUME 1102, PAGE 460;

THENCE WITH THE SOUTH LINE OF THE SAID PORTER PARCEL AND THE SOUTH LINE OF A PARCEL CONVEYED TO RANDY L. AND KRISTINE A. TRIPLETT IN O.R. VOLUME 1644, PAGE 535, SOUTH 87 DEGREES 57 MINUTES 11 SECONDS EAST 2697.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 2257.28 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID TRIPLETT PARCEL, SOUTH 87 DEGREES 57 MINUTES 11 SECONDS EAST 470.03 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE OF THE TRIPLETT PARCEL, SOUTH 02 DEGREES 02 MINUTES 49 SECONDS WEST 2.09 FEET TO AN EXISTING IRON PIN (2 INCH STEEL PIPE) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO MICHAEL B. AND BRITNI F. ROSS IN O.R. VOLUME 2476, PAGE 322;

THENCE WITH THE NORTH AND WEST LINES OF THE SAID ROSS PARCELS THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 10 MINUTES 58 SECONDS WEST 135.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 65 DEGREES 53 MINUTES 12 SECONDS WEST 797.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. SOUTH 03 DEGREES 40 MINUTES 52 SECONDS WEST 326.39 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 88 DEGREES 35 MINUTES 14 SECONDS WEST 106.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. SOUTH 02 DEGREES 36 MINUTES 15 SECONDS WEST 143.22 FEET TO A POINT ON THE CENTERLINE OF BOGGS ROAD (TOWNSHIP ROAD 108), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 115.87 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, ALSO BEING THE NORTH LINE OF PARCELS CONVEYED TO GARY RIFFEE IN DEED VOLUME 1084, PAGE 551 AND IN DEED VOLUME 1093, PAGE 455, SOUTH 86 DEGREES 47 MINUTES 56 SECONDS WEST 309.42 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO RICHARD A. AND JESSICA A. YOUNG IN O.R. VOLUME 2103, PAGE 131, NORTH 02 DEGREES 53 MINUTES 00 SECONDS WEST 225.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

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THENCE WITH THE NORTH LINE OF THE SAID YOUNG PARCEL AND PARCELS CONVEYED TO MICHAEL D. ABBOTT IN O.R. VOLUME 2369, PAGE 290 AND DONALD G. AND RUTH ANN PETTIT IN O.R. VOLUME 1870, PAGE 576, SOUTH 87 DEGREES 07 MINUTES 00 SECONDS WEST 300.00 FEET TO AN IRON PIN SET;

THENCE WITH THE WET LINE OF THE SAID PETTIT PARCEL, SOUTH 02 DEGREES 53 MINUTES 00 SECONDS EAST 225.00 FEET TO A POINT ON THE CENTERLINE OF THE ABOVE SAID ROAD, PASSING AN IRON PIN SET AT 190.00 FEET;

THENCE WITH THE SAID CENTERLINE (ALSO BEING THE NORTH LINE OF PARCELS CONVEYED TO: CHERYL A CARPENTER IN O.R. VOLUME 2003, PAGE 852; BRUCE A. AND MISTI D. LARIMER IN DEED VOLUME 1137, PAGE 804; AND RONALD E. AND RUTH E. SWOPE IN DEED VOLUME 919, PAGE 321 AND DEED VOLUME 1026, PAGE 74) THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 87 DEGREES 07 MINUTES 00 SECONDS WEST 296.94 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 509.11 FEET (CHORD BEARING SOUTH 74 DEGREES 01 MINUTES 57 SECONDS WEST 230.51 FEET, DELTA ANGLE OF 26 DEGREES 10 MINUTES 07 SECONDS) AN ARC LENGTH OF 232.52 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, AND WITH THE WEST LINE OF THE ABOVE SAID SWOPE PARCEL (DEED VOLUME 1026, PAGE 74), SOUTH 35 DEGREES 54 MINUTES 35 SECONDS EAST 249.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 59.00 FEET;

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID SWOPE, LARIMER, AND CARPENTER PARCELS, SOUTH 87 DEGREES 31 MINUTES 45 SECONDS EAST 387.23 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS (3/4 INCH PIPE) AT 86.54 FEET AND 286.75 FEET;

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO GARY RIFFEE IN DEED VOLUME 1093, PAGE 455, SOUTH 02 DEGREES 52 MINUTES 18 SECONDS EAST 10.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE NORTH LINE OF THE ABOVE SAID FRACTIONAL SECTION 14, ALSO BEING THE NORTH LINE OF PARCELS CONVEYED TO GARY RIFFEE IN DEED VOLUME 1067, PAGE 491 AND OXFORD OIL IN DEED VOLUME 824, PAGE 13, NORTH 87 DEGREES 32 MINUTES 14 SECONDS WEST 1034.00 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 41.41 FEET, AN IRON PIN SET AT 777.94 FEET, AND THE CENTER OF THE ABOVE SAID ROAD AT 823.26 FEET;

THENCE LEAVING THE SAID NORTH LINE OF FRACTIONAL SECTION 14, NORTH 02 DEGREES 27 MINUTES 46 SECONDS EAST 10.40 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 10 OF BOGGS VALLEY (PLAT BOOK 11, PAGE 41);

THENCE WITH THE EAST AND NORTH LINES OF THE SAID BOGGS VALLEY THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. NORTH 44 DEGREES 05 MINUTES 18 SECONDS EAST 42.54 FEET TO A POINT, PASSING AN IRON PIN SET AT 38.54 FEET;
2. NORTH 12 DEGREES 25 MINUTES 42 SECONDS WEST 138.46 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
3. NORTH 12 DEGREES 43 MINUTES 03 SECONDS WEST 139.19 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
4. NORTH 10 DEGREES 49 MINUTES 05 SECONDS WEST 139.63 FEET TO AN IRON PIN SET;
5. NORTH 03 DEGREES 38 MINUTES 05 SECONDS WEST 75.29 FEET TO AN IRON PIN SET (SET TO REPLACE A DISTURBED EXISTING 3/4 INCH PIPE);
6. NORTH 80 DEGREES 22 MINUTES 27 SECONDS WEST 177.93 FEET TO AN IRON PIN SET (SET TO REPLACE A DISTURBED EXISTING 3/4 INCH PIPE);
7. SOUTH 87 DEGREES 40 MINUTES 55 SECONDS WEST 219.87 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
8. NORTH 78 DEGREES 40 MINUTES 51 SECONDS WEST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 113.00 FEET, A TOTAL DISTANCE OF 116.19 FEET TO THE **PLACE OF BEGINNING.**

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CONTAINING 49.867 ACRES. SUBJECT TO DRAINAGE EASEMENTS AS RECORDED IN DEED VOLUME 919, PAGE 321, DEED VOLUME 1137, PAGE 804, AND O.R. VOLUME 2369, PAGE 290. ALSO SUBJECT TO A 20 FEET WIDE SEWER LINE EASEMENT AND RIGHT-OF-WAY AS RECORDED IN DEED VOLUME 1102, PAGE 116. ALSO SUBJECT TO A 15 FEET WIDE WATERLINE RIGHT-OF-WAY EASEMENT AS RECORDED IN DEED VOLUME 1025, PAGE 205. ALSO SUBJECT TO A 10 FEET WIDE GASLINE RIGHT-OF-WAY AS RECORDED IN DEED VOLUME 1149, PAGE 917. ALSO SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF BOGGS ROAD (TOWNSHIP ROAD 108) AND ALL OTHER APPLICABLE EASEMENTS. ALSO THE RIGHT TO USE THE 16 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 1541, PAGE 882.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF A 74.92 ACRES COMPLETED DECEMBER 12, 1994 BY R.M. GRAVES PS 5792.

I, JASON LEACHMAN (PS 8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF AUGUST, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 21ST DAY OF AUGUST, 2015.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: Me 9/8/2015