

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
10/26/21
Date Fee Paid

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com
Telephone (740) 453-4850

MCM GROUP LLC
AUDITOR'S PARCEL NUMBER
51-70-03-02-001 (PART)

BEING A PART OF THE PARCEL CONVEYED TO MCM GROUP LLC IN O.R. VOLUME 2539, PAGE 32 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 3, 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 (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF RITCHEY PARKWAY (COUNTY ROAD 707) AS RECORDED IN PLAT BOOK 20, PAGE 107 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE SOUTH LINE OF THE SAID ROAD, SOUTH 88 DEGREES 13 MINUTES 10 SECONDS WEST 163.96 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID MCM GROUP LLC PARCEL THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 48 DEGREES 55 MINUTES 43 SECONDS EAST 46.11 FEET TO AN IRON PIN SET;
2. SOUTH 08 DEGREES 35 MINUTES 48 SECONDS EAST 63.00 FEET TO AN IRON PIN SET;
3. SOUTH 88 DEGREES 07 MINUTES 39 SECONDS EAST 130.46 FEET TO AN IRON PIN SET;
4. SOUTH 00 DEGREES 14 MINUTES 02 SECONDS EAST 275.86 FEET TO AN IRON PIN SET;
5. NORTH 89 DEGREES 45 MINUTES 47 SECONDS WEST 413.27 FEET TO AN IRON PIN SET;
6. NORTH 03 DEGREES 34 MINUTES 37 SECONDS WEST 363.61 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE ABOVE SAID ROAD, SAID IRON PIN SET BEING NORTH 88 DEGREES 13 MINUTES 10 SECONDS EAST 444.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "TCW" CAP);

THENCE WITH THE SOUTH LINE OF THE SAID ROAD, NORTH 88 DEGREES 13 MINUTES 10 SECONDS EAST 260.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.287 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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

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

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF OCTOBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 22ND DAY OF OCTOBER 2021.

[Signature]
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536
6535 MCM GROUP



DESCRIPTION
APPROVED
By: *[Signature]* 10/26/21