

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## PARCEL SPLIT 1

**CHARLES M. AND JENNIFER L. SAUNDERS**

AUDITOR'S PARCEL NUMBER

60-40-17-01-004 (PART – 1.218 ACRES)

TO BE COMBINED WITH 60-40-17-01-002

BEING A PART OF THE PARCEL CONVEYED TO CHARLES M. AND JENNIFER L. SAUNDERS IN O.R. VOLUME 3082, PAGE 784 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO, AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17;

**THENCE** WITH THE NORTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 14 MINUTES 50 SECONDS EAST 751.68 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO DONALD W. AND AIMEE D. BARTENSCHLAG IN O.R. VOLUME 1899, PAGE 245, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID SECTION LINE (SOUTH LINE OF A PARCEL CONVEYED TO WILLIAM A. PETERSON II IN O.R. VOLUME 1835, PAGE 151), SOUTH 87 DEGREES 14 MINUTES 50 SECONDS EAST 227.37 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 87 DEGREES 14 MINUTES 50 SECONDS WEST 173.93 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

**THENCE** LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID SAUNDERS PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 42 DEGREES 25 MINUTES 20 SECONDS WEST 301.82 FEET TO AN IRON PIN SET;
2. SOUTH 41 DEGREES 24 MINUTES 57 SECONDS WEST 234.61 FEET TO AN IRON PIN SET ON THE EASTERLY LINE OF LOT E OF THE OAKS (PLAT BOOK 20, PAGE 170) (SAID LOT CONVEYED TO DONALD W. AND AIMEE D. BARTENSCHLAG IN O.R. VOLUME 3135, PAGE 556), SAID IRON PIN BEING NORTH 44 DEGREES 57 MINUTES 19 SECONDS WEST 293.30 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE SOUTHEAST CORNER OF SAID LOT E;

**THENCE** WITH THE EASTERLY LINE OF THE SAID LOT E, NORTH 44 DEGREES 57 MINUTES 19 SECONDS WEST 81.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE EASTERLY LINE OF THE ABOVE SAID BARTENSCHLAG PARCEL (O.R. VOLUME 1899, PAGE 245);

**THENCE** WITH THE EASTERLY LINE OF THE SAID BARTENSCHLAG PARCEL (O.R. VOLUME 1899, PAGE 245) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 58 DEGREES 00 MINUTES 13 SECONDS EAST 93.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);
2. NORTH 20 DEGREES 04 MINUTES 06 SECONDS EAST 322.00 FEET TO THE **PLACE OF BEGINNING**.