

DESCRIPTION

APPROVED

By: D. P. Nichols
10/08/21

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OF SECTION 25, 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 AN IRON PIN SET, AT A DISTURBED EXISTING STONE, AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35 (SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36);

THENCE WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 36, SOUTH 87 DEGREES 09 MINUTES 50 SECONDS EAST 330.24 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH EPPLEY CAP);

THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO DUSTIN AND ANDREW PERRINE IN O.R. VOLUME 3004, PAGE 282 AND THE WEST LINE OF A PARCEL CONVEYED TO JAMES E. HOLSKEY IN DEED VOLUME 883, PAGE 302, NORTH 03 DEGREES 20 MINUTES 24 SECONDS EAST 2640.00 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO VINEYARD FARMS LLC IN O.R. VOLUME 2711, PAGE 667, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH EPPLEY CAP) AT 753.63 FEET, AND PASSING AN IRON PIN SET AT 1485.00 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID VINEYARD FARMS LLC PARCEL, NORTH 87 DEGREES 15 MINUTES 43 SECONDS WEST 234.92 FEET TO AN IRON PIN SET IN THE CENTER OF AN EXISTING GRAVEL DRIVE, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE CENTERLINE OF THE 26 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH THE SAID VINEYARD FARMS LLC PARCEL WITH THE CENTER OF THE SAID EXISTING GRAVEL DRIVE, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 04 DEGREES 57 MINUTES 14 SECONDS WEST 191.39 FEET TO A POINT;
2. NORTH 23 DEGREES 31 MINUTES 37 SECONDS WEST 42.07 FEET TO A POINT;
3. NORTH 44 DEGREES 36 MINUTES 21 SECONDS WEST 59.21 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE SAID VINEYARD FARMS LLC PARCEL, SAID IRON PIN SET BEING SOUTH 04 DEGREES 16 MINUTES 35 SECONDS WEST 1047.70 FEET FROM AN EXISTING STONE (0.2 FEET BY 1.3 FEET STONE WITH "T" MARKING), SAID IRON PIN SET ALSO BEING THE TERMINUS OF THE CENTERLINE OF THIS EASEMENT;

NOTE: THE INTENT OF THIS DESCRIBED EASEMENT IS TO CONNECT THE EXISTING RIGHT OF WAYS, THAT ARE RECORDED IN DEED VOLUME 487, PAGE 552, THROUGH THE VINEYARD FARMS LLC PARCEL ALONG THE EXISTING GRAVEL DRIVEWAY.

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, 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 4TH DAY OF OCTOBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 1ST DAY OF OCTOBER 2021.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

