

60-90-36-17-002 A

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE TRAVERSING THROUGH THE SAID THIRD TRACT #1 PARCEL THE FOLLOWING ELEVEN COURSES AND DISTANCES:

1. SOUTH 69 DEGREES 09 MINUTES 51 SECONDS EAST 580.09 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID WION RIDGE ROAD, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY" CAP) AT 560.96 FEET;
2. SOUTH 36 DEGREES 43 MINUTES 34 SECONDS EAST 521.24 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY CAP);
3. SOUTH 13 DEGREES 28 MINUTES 10 SECONDS EAST 309.37 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY CAP);
4. SOUTH 87 DEGREES 27 MINUTES 02 SECONDS WEST 373.87 FEET TO A POINT IN THE CENTER OF THE SAID ROAD, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY CAP) AT 345.07 FEET;
5. WITH THE CENTER OF THE ROAD, NORTH 06 DEGREES 42 MINUTES 35 SECONDS WEST 28.36 FEET TO A POINT;
6. WITH THE CENTER OF THE ROAD, NORTH 17 DEGREES 34 MINUTES 39 SECONDS WEST 154.94 FEET TO A POINT;
7. NORTH 68 DEGREES 03 MINUTES 29 SECONDS EAST 379.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY CAP), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY" CAP) AT 19.25 FEET;
8. NORTH 36 DEGREES 43 MINUTES 34 SECONDS WEST 521.24 FEET TO A POINT IN THE CENTER OF THE SAID ROAD;
9. WITH THE CENTER OF THE ROAD, NORTH 40 DEGREES 29 MINUTES 18 SECONDS EAST 167.30 FEET TO A POINT, SAID POINT BEING SOUTH 69 DEGREES 09 MINUTES 51 SECONDS EAST 19.88 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH "EPPLEY" CAP);
10. WITH THE CENTER OF THE ROAD, NORTH 36 DEGREES 41 MINUTES 01 SECONDS EAST 151.96 FEET TO A POINT;
11. WITH THE CENTER OF THE ROAD, NORTH 31 DEGREES 19 MINUTES 44 SECONDS EAST 97.36 FEET TO A POINT, SAID POINT BEING SOUTH 87 DEGREES 09 MINUTES 47 SECONDS EAST 26.26 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO DIANNA R. HAMILTON IN O.R. VOLUME 2342, PAGE 941, SOUTH 87 DEGREES 09 MINUTES 47 SECONDS EAST, PASSING AN IRON PIN SET AT 76.92 FEET, A TOTAL DISTANCE OF 1876.38 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE SAID SECTION 36, SAID IRON PIN SET BEING SOUTH 02 DEGREES 25 MINUTES 25 SECONDS WEST 172.19 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP);

THENCE WITH THE EAST LINE OF THE SAID SECTION (WEST LINE OF A PARCEL CONVEYED TO DAWN M. BOOE IN O.R. VOLUME 2810, PAGE 256 AND THE WEST LINE OF PARCELS CONVEYED TO BRUNER LAND COMPANY IN O.R. VOLUME 2578, PAGE 745), SOUTH 02 DEGREES 25 MINUTES 25 SECONDS WEST 2791.25 FEET TO PLACE OF BEGINNING, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH "KNISLEY" CAP) AT 161.78 FEET AND 1718.96 FEET.

CONTAINING 113.295 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 79 (WION RIDGE ROAD) 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.

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF APRIL, 2019 FROM A FIELD SURVEY COMPLETED BY ME ON THE 18TH DAY OF APRIL, 2019.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

DESCRIPTION

APPROVED

By: 5/16/2019