

# W. J. Biedenbach & Associates

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## GREG BARNES

### AUDITORS PARCEL NUMBERS

~~74-70-80-05-06-000~~ (PART) 0.383 MORE OR LESS ACRES  
~~74-70-80-05-07-000~~ (PART) 0.548 MORE OR LESS ACRES

*SNR*

BEING A PART OF LOT 15 AND A PART OF LOT 16 OF LAWNDALE ACRES AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE 4<sup>TH</sup> QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF LOT 16;**

**THENCE WITH THE SOUTH LINE OF LOT 16, SOUTH 84 DEGREES 30 MINUTES 00 SECONDS EAST 132.58 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE GREG BARNES TRACT (VOLUME 1128, PAGE 40) THE NEXT 3 COURSES AND DISTANCES:**

- 1) NORTH 05 DEGREES 40 MINUTES 10 SECONDS EAST 145.70 FEET TO AN IRON PIN SET;
- 2) NORTH 46 DEGREES 17 MINUTES 06 SECONDS EAST 35.34 FEET TO AN IRON PIN SET;
- 3) SOUTH 84 DEGREES 43 MINUTES 05 SECONDS EAST 214.05 FEET TO AN IRON PIN SET ON THE WEST RIGHT OF WAY LINE OF STATE ROUTE 93;

**THENCE WITH THE SAID RIGHT OF WAY THE NEXT 3 COURSES AND DISTANCES:**

- 1) SOUTH 11 DEGREES 33 MINUTES 06 SECONDS WEST 51.23 FEET TO A POINT;
- 2) SOUTH 02 DEGREES 45 MINUTES 51 SECONDS WEST 71.10 FEET TO AN EXISTING IRON PIN;
- 3) SOUTH 09 DEGREES 07 MINUTES 18 SECONDS EAST 53.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF LOT 16;

**THENCE WITH SAID SOUTH LINE NORTH 84 DEGREES 30 MINUTES 00 SECONDS WEST 248.94 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 145.36 FEET.**

CONTAINING 0.931 MORE OR LESS ACRES (TOTAL), 0.383 MORE OR LESS ACRES IN LOT 15 AND 0.548 MORE OR LESS ACRES IN LOT 16, SUBJECT TO ALL APPLICABLE EASEMENTS.

### ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT:

BEING A PART OF LOT 15 OF LAWNDALE ACRES AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE 4<sup>TH</sup> QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF LOT 16;**

**THENCE WITH THE WEST LINE OF LOT 16 AND LOT 15 NORTH 05 DEGREES 34 MINUTES 20 SECONDS EAST 199.94 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 15, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 189.94 FEET;**

**THENCE WITH THE NORTH LINE OF LOT 15, SOUTH 84 DEGREES 34 MINUTES 05 SECONDS EAST 194.85 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 10.00 FEET;**

**THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 84 DEGREES 34 MINUTES 05 SECONDS EAST 177.91 FEET TO AN EXISTING IRON PIN (AXLE);**