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Land Surveying and Construction Layout

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THENCE WITH THE SOUTH LINE OF THE SAID CONRAD PARCEL, SOUTH 76 DEGREES 26 MINUTES 05 SECONDS EAST 178.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.395 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SOUTH PLEASANT GROVE ROAD (COUNTY ROAD 5) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING SEPTIC SYSTEM EASEMENT:

BEING A PART OF THE PARCEL CONVEYED TO TINA JAMES IN O.R. VOLUME 3128, PAGE 95 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2;

THENCE WITH THE EAST LINE OF THE SAID FRACTIONAL SECTION, NORTH 02 DEGREES 23 MINUTES 15 SECONDS EAST 1231.30 FEET (DEED) TO A POINT ON THE EAST LINE OF THE ABOVE SAID JAMES PARCEL;

THENCE WITH THE SAID JAMES EAST LINE, NORTH 23 DEGREES 45 MINUTES 03 SECONDS EAST 65.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) ON THE SOUTH LINE OF A PARCEL CONVEYED TO JABIE TYLER CONRAD AND JABIE STEVEN CONRAD IN O.R. VOLUME 2164, PAGE 846;

THENCE WITH THE SOUTH LINE OF THE SAID CONRAD PARCEL, NORTH 76 DEGREES 26 MINUTES 05 SECONDS WEST 292.62 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID CONRAD SOUTH LINE AND TRAVERSING THROUGH THE SAID JAMES PARCEL, SOUTH 17 DEGREES 35 MINUTES 41 SECONDS WEST 35.46 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE SAID JAMES PARCEL, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 35 MINUTES 41 SECONDS WEST 141.73 FEET TO A POINT;
2. NORTH 27 DEGREES 05 MINUTES 39 SECONDS WEST 23.38 FEET TO A POINT;
3. NORTH 14 DEGREES 17 MINUTES 43 SECONDS EAST 104.02 FEET TO A POINT;
4. NORTH 64 DEGREES 07 MINUTES 23 SECONDS EAST 30.90 FEET TO THE **PLACE OF BEGINNING**.

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 1ST DAY OF SEPTEMBER 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF AUGUST 2023 AND THE 1ST DAY SEPTEMBER 2023.

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED

By: 9/1/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6828 JAMES

Date

Fee Paid