

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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1. SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST 290.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 86 DEGREES 20 MINUTES 31 SECONDS EAST 286.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 00 DEGREES 08 MINUTES 06 SECONDS EAST 269.87 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF THE ABOVE SAID POST TRACT;

**THENCE WITH THE SOUTH LINE OF THE SAID POST TRACT, SOUTH 89 DEGREES 28 MINUTES 47 SECONDS EAST 660.99 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 34.909 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 73 (MILLER'S LANE), ALSO SUBJECT TO A 25 FOOT WIDE INGRESS/EGRESS EASEMENT CONVEYED TO JOSEPH D. AND PAULA D. BARNES BY DEED VOLUME 1125, PAGE 312 AND ALSO SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.**

**AT THE REQUEST OF THE MUSKINGUM COUNTY PLANNING COMMISSION; THE GRANTEE (TERRY R. PERKINS) DOES HEREBY RELEASE AND EXTINGUISH THE 25 FOOT EASEMENT PREVIOUSLY GRANTED TO HIM IN MUSKINGUM COUNTY DEED BOOK 1156, PAGE 954. ANY AND ALL RIGHTS TO SAID EASEMENT INCLUDING THOSE OF A PRESCRIPTIVE NATURE IS HEREBY AND FOREVER EXTINGUISHED AND RELEASED.**

## **ALSO SUBJECT TO THE FOLLOWING 50 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT**

**BEING A PART OF THE 53.665 ACRE TRACT CONVEYED TO TERRY C. AND CAROLYN PERKINS BY DEED RECORDED IN VOLUME 1056, PAGE 174 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 19;**

**THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS WEST 724.26 FEET (DEED), ALONG THE NORTH LINE OF THE SAID SECTION 19, TO AN EXISTING STONE;**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO KARL C. SAUNDERS, TRUSTEE (DEED VOLUME 1130, PAGE 589), SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST 1318.33 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE LEAVING THE SAID SANDERS WEST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO VIVIAN JOAN AND BOYD W. POST (OFFICIAL RECORD 1510, PAGE 465), NORTH 89 DEGREES 28 MINUTES 47 SECONDS WEST 946.41 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

**THENCE LEAVING THE SAID POST SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID PERKINS TRACT, SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST 85.60 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE HEREIN INTENDED TO BE DESCRIBED EASEMENT;**

**THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST 50.02 FEET TO A POINT;**

**THENCE SOUTH 88 DEGREES 21 MINUTES 03 SECONDS WEST 975.23 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 73 (MILLER'S LANE);**

**THENCE WITH THE SAID ROAD, NORTH 00 DEGREES 23 MINUTES 56 SECONDS EAST 50.04 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD, NORTH 88 DEGREES 21 MINUTES 03 SECONDS EAST 975.00 FEET TO THE PLACE OF BEGINNING.**

5674 T. PERKINS