

1st version

Baseline Surveying, Inc.

3010 East Pike
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4850
Fax (740) 450-1000

SURVEY FOR NAOMI M. BETZ, TRUSTEE AUDITORS PARCEL NUMBERS

06-06-80-27-02-000 (ALL-23.576 ACRES), 06-06-80-27-12-000 (ALL-8.85 ACRES)
06-06-80-27-13-000 (ALL-66.859 ACRES), 06-06-92-03-05-000 (ALL-36.710 ACRES)

BEING ALL OF THE PARCELS DESCRIBED AS TRACT 4 PARCELS ONE, TWO, AND THREE CONVEYED TO NAOMI M. BETZ BY DEED AS RECORDED IN O.R. VOLUME 1659, PAGE 72 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27;

THENCE WITH THE EAST LINE OF THE SAID SECTION 27, NORTH 02 DEGREES 40 MINUTES 40 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 864.25 FEET (DEED), A TOTAL DISTANCE OF 903.64 TO A POINT IN THE CENTER OF COUNTY ROAD 231 (PEYTON ROAD), SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO ROXANDRA K. BRAND, LIFE ESTATE (CHARLES L. WILKINS) BY DEED RECORDED IN O. R. VOLUME 2331, PAGE 522, THE NEXT FOUR COURSES AND DISTANCES:

1. NORTH 53 DEGREES 11 MINUTES 37 SECONDS WEST 205.61 FEET TO A POINT IN THE SAID ROAD;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 449.27 FEET AND DELTA ANGLE OF 31 DEGREES 36 MINUTES 51 SECONDS (CHORD BEARING NORTH 69 DEGREES 00 MINUTES 03 SECONDS WEST 244.76 FEET) AN ARC DISTANCE OF 247.89 FEET TO A POINT IN THE SAID ROAD;
3. NORTH 84 DEGREES 48 MINUTES 28 SECONDS WEST 169.91 FEET TO A POINT IN THE SAID ROAD;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 238.73 FEET AND DELTA ANGLE OF 33 DEGREES 10 MINUTES 49 SECONDS (CHORD BEARING SOUTH 78 DEGREES 36 MINUTES 10 SECONDS WEST 136.33 FEET) AN ARC DISTANCE OF 138.25 FEET TO A POINT IN THE SAID ROAD;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE 107.80 ACRE TRACT CONVEYED TO ROBERT J. KOPP IN O.R. VOLUME 2138, PAGE 466 THE NEXT FOUR COURSES AND DISTANCES:

1. NORTH 19 DEGREES 32 MINUTES 03 SECONDS WEST 272.94 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 17.80 FEET;
2. NORTH 73 DEGREES 04 MINUTES 21 SECONDS WEST 973.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP)
3. NORTH 02 DEGREES 58 MINUTES 56 SECONDS EAST 99.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP)
4. NORTH 86 DEGREES 57 MINUTES 20 SECONDS WEST 841.27 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27;

THENCE WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27 (IN COMMON WITH THE EAST LINE OF TRACTS CONVEYED TO ROBERT J. KOPP (O. R. VOLUME 2110, PAGE 500) AND JOSHUA W. AND JAMIE M. DAY (O. R. VOLUME 2358, PAGE 505), NORTH 03 DEGREES 06 MINUTES 10 SECONDS EAST 2217.66 FEET TO A POINT IN THE CENTER OF STATE ROUTE 376 (ROCKVILLE ROAD), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 1276.00 FEET AND 2172.14 FEET;

THENCE WITH THE SAID CENTERLINE THE NEXT TWENTY FOUR COURSES AND DISTANCES:

1. SOUTH 43 DEGREES 11 MINUTES 15 SECONDS EAST 41.24 FEET TO A POINT;
2. SOUTH 46 DEGREES 13 MINUTES 26 SECONDS EAST 42.11 FEET TO A POINT;
3. SOUTH 50 DEGREES 25 MINUTES 19 SECONDS EAST 64.68 FEET TO A POINT;
4. SOUTH 55 DEGREES 07 MINUTES 24 SECONDS EAST 284.48 FEET TO A POINT, SAID POINT BEING SOUTH 38 DEGREES 23 MINUTES 51 SECONDS WEST 17.10 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);
5. SOUTH 54 DEGREES 52 MINUTES 35 SECONDS EAST 157.43 FEET TO A POINT;
6. SOUTH 49 DEGREES 06 MINUTES 34 SECONDS EAST 185.67 FEET TO A POINT;
7. SOUTH 41 DEGREES 43 MINUTES 51 SECONDS EAST 303.49 FEET TO A POINT;
8. SOUTH 45 DEGREES 27 MINUTES 44 SECONDS EAST 317.00 FEET TO A POINT;
9. SOUTH 50 DEGREES 54 MINUTES 26 SECONDS EAST 91.15 FEET TO A POINT;
10. SOUTH 58 DEGREES 32 MINUTES 10 SECONDS EAST 46.70 FEET TO A POINT;
11. SOUTH 67 DEGREES 13 MINUTES 33 SECONDS EAST 120.25 FEET TO A POINT;
12. SOUTH 72 DEGREES 38 MINUTES 29 SECONDS EAST 357.83 FEET TO A POINT;
13. SOUTH 78 DEGREES 09 MINUTES 27 SECONDS EAST 249.10 FEET TO A POINT;
14. SOUTH 75 DEGREES 08 MINUTES 25 SECONDS EAST 103.57 FEET TO A POINT;
15. SOUTH 69 DEGREES 41 MINUTES 05 SECONDS EAST 180.45 FEET TO A POINT;
16. SOUTH 72 DEGREES 39 MINUTES 55 SECONDS EAST 106.36 FEET TO A POINT;

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17. SOUTH 86 DEGREES 54 MINUTES 18 SECONDS EAST 31.27 FEET TO A POINT;
18. SOUTH 77 DEGREES 59 MINUTES 36 SECONDS EAST 98.82 FEET TO A POINT;
19. SOUTH 86 DEGREES 07 MINUTES 56 SECONDS EAST 170.14 FEET TO A POINT ON THE EAST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF SECTION 27, SAID POINT ALSO BEING SOUTH 02 DEGREES 40 MINUTES 40 SECONDS WEST 34.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);
20. SOUTH 73 DEGREES 56 MINUTES 09 SECONDS EAST 74.12 FEET TO A POINT;
21. SOUTH 69 DEGREES 33 MINUTES 24 SECONDS EAST 481.54 FEET TO A POINT, SAID POINT BEING NORTH 47 DEGREES 59 MINUTES 27 SECONDS WEST 85.73 FEET FROM AN IRON PIN SET;
22. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 396.18 FEET AND A DELTA OF 25 DEGREES 55 MINUTES 57 SECONDS (CHORD BEARING SOUTH 56 DEGREES 35 MINUTES 28 SECONDS EAST 177.78 FEET) AN ARC DISTANCE OF 179.31 FEET TO A POINT;
23. SOUTH 43 DEGREES 37 MINUTES 31 SECONDS EAST 185.10 FEET TO A POINT;
24. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 527.80 FEET AND A DELTA OF 21 DEGREES 18 MINUTES 59 SECONDS (CHORD BEARING SOUTH 54 DEGREES 17 MINUTES 01 SECONDS EAST 195.23) AN ARC DISTANCE OF 196.36 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE, SOUTH 02 DEGREES 09 MINUTES 33 SECONDS WEST 1290.16 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID COUNTY ROAD 231, PASSING AN IRON PIN SET AT 24.00 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 1268.07 FEET;

THENCE WITH THE SAID CENTERLINE AND THE NORTH LINE OF A TRACT CONVEYED TO DONALD FRAME AND DAVID HARROP (O. R. VOLUME 1719, PAGE 686) THE NEXT 4 COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1496.63 FEET AND DELTA OF 13 DEGREES 23 MINUTES 40 SECONDS (CHORD BEARING SOUTH 87 DEGREES 37 MINUTES 40 SECONDS WEST 349.08 FEET) AN ARC DISTANCE OF 349.87 FEET TO A POINT, SAID POINT BEING NORTH 55 DEGREES 11 MINUTES 40 SECONDS WEST 47.49 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. SOUTH 80 DEGREES 55 MINUTES 51 SECONDS WEST 200.23 FEET TO A POINT;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 484.69 FEET AND DELTA OF 33 DEGREES 45 MINUTES 45 SECONDS (CHORD BEARING NORTH 82 DEGREES 11 MINUTES 09 SECONDS WEST 281.50 FEET) AN ARC DISTANCE OF 285.61 FEET TO A POINT;
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 871.70 FEET AND DELTA OF 12 DEGREES 36 MINUTES 21 SECONDS (CHORD BEARING NORTH 59 DEGREES 00 MINUTES 10 SECONDS WEST 191.40 FEET) AN ARC DISTANCE OF 191.79 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 135.995 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 376 (ROCKVILLE ROAD) AND COUNTY ROAD 231 (PEYTON ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923 - PS8536).

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 89.77 ACRE TRACT COMPLETED DECEMBER 2, 2002 BY C R HARKNESS PS 6885 AS RECORDED IN O.R. VOLUME 1719, PAGE 686.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DAY OF AUGUST, 2012, FROM A FIELD SURVEY COMPLETED THE 2ND DAY OF AUGUST 2012.

OFFICE COPY

NOT RECORDED



DESCRIPTION
APPROVED

By: *[Signature]* 8/14/2012

BEING ALL OF THE PARCELS DESCRIBED AS TRACT 4 PARCELS ONE, TWO, AND THREE AS CONVEYED TO NAOMI M. BETZ BY DEED AS RECORDED IN O.R. VOLUME 1659, PAGE 72 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 89.77 ACRES TRACT COMPLETED DECEMBER 2, 2002 BY C.R. HARKNESS PS6885 AS RECORDED IN O.R. VOLUME 1719, PAGE 686.

LEGEND

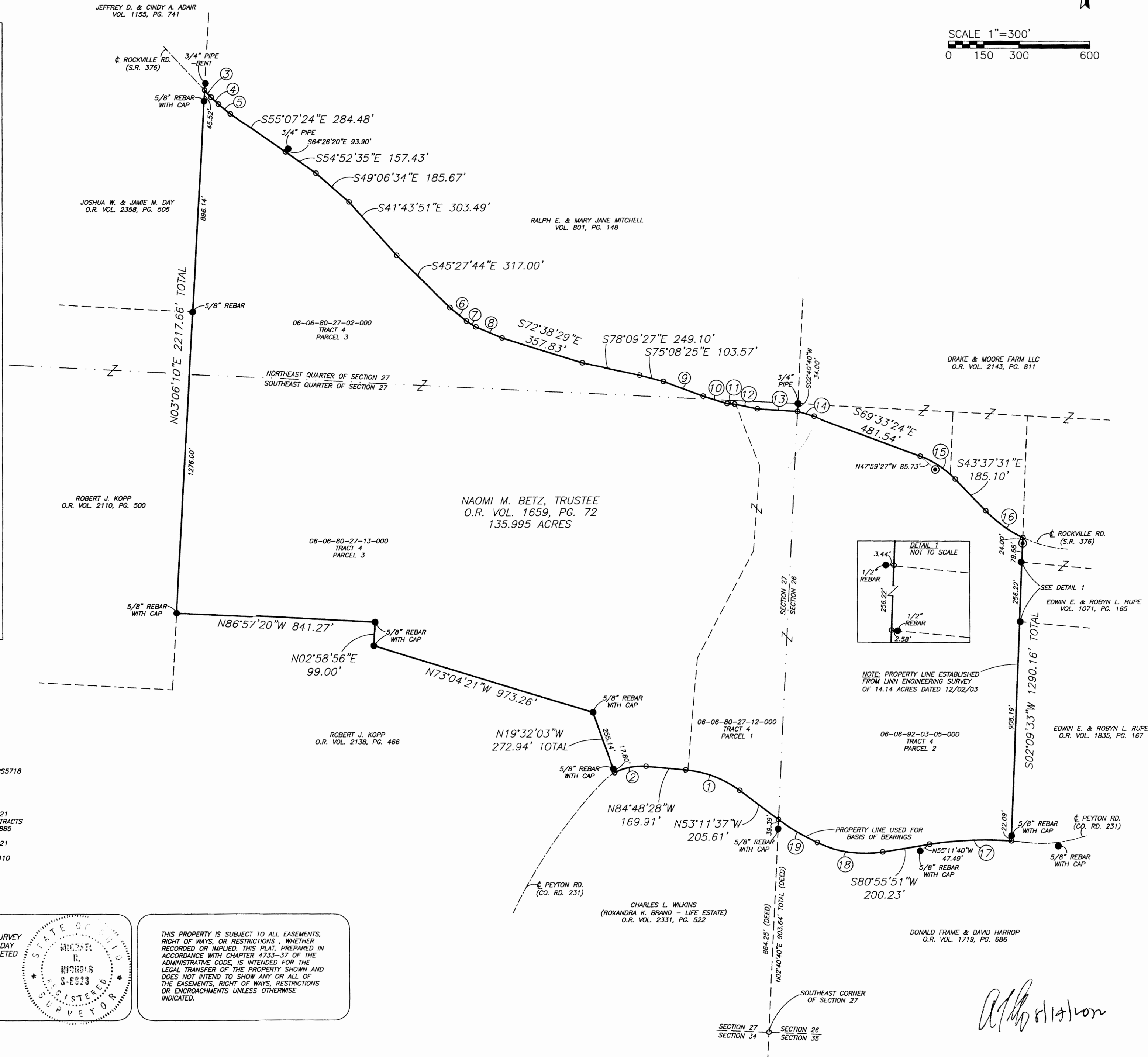
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=300'

0 150 300 600



- ① CHORD - N69°00'03"W 244.76'
RAD - 449.27'
ARC - 247.89'
DELTA - 31°36'51"
- ② CHORD - S78°36'10"W 136.33'
RAD - 238.73'
ARC - 138.25'
DELTA - 33°10'49"
- ③ S43°11'15"E 41.24'
- ④ S46°13'26"E 42.11'
- ⑤ S50°25'19"E 64.68'
- ⑥ S50°54'26"E 91.15'
- ⑦ S58°32'10"E 46.70'
- ⑧ S67°13'33"E 120.25'
- ⑨ S69°41'05"E 180.45'
- ⑩ S72°39'55"E 106.36'
- ⑪ S86°54'18"E 31.27'
- ⑫ S77°59'36"E 98.82'
- ⑬ S86°07'56"E 170.14'
- ⑭ S73°56'09"E 74.12'
- ⑮ CHORD - S56°35'28"E 177.78'
RAD - 396.18'
ARC - 179.31'
DELTA - 25°55'57"
- ⑯ CHORD - S54°17'01"E 195.23'
RAD - 527.80'
ARC - 196.36'
DELTA - 21°18'59"
- ⑰ CHORD - S87°37'40"W 349.08'
RAD - 1496.63'
ARC - 349.87'
DELTA - 13°23'40"
- ⑱ CHORD - N82°11'09"W 281.50'
RAD - 484.69'
ARC - 285.61'
DELTA - 33°45'45"
- ⑲ CHORD - N59°00'10"W 191.40'
RAD - 871.70'
ARC - 191.79'
DELTA - 12°36'21"



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 163.236± AC. TRACT COMPLETED DEC. 20, 1978 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 190.739± AC. TRACT COMPLETED JAN., 2002 BY A. DONAKER PS8050
PREVIOUS SURVEY OF A 88.401± AC. TRACT COMPLETED JULY 27, 2011 BY C.T. SMITH PS6844
PREVIOUS SURVEY OF A 107.80± AC. TRACT COMPLETED DEC. 2, 2003 BY J.D. NEWCOMBE PS7321
PREVIOUS SURVEY OF A 38.23 AC. AND 89.77 AC. TRACTS COMPLETED DEC. 2, 2002 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 14.14± AC. TRACT COMPLETED DEC. 2, 2002 BY J.D. NEWCOMBE PS7321
PREVIOUS SURVEY OF A 4.69 AC. TRACT COMPLETED APRIL 15, 1986 BY R.L. DANIELS PS5410
MUSKINGUM COUNTY GIS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY OF AUGUST, 2012, FROM A FIELD SURVEY COMPLETED THE 2nd DAY OF AUGUST, 2012.

MICHAEL D. WOOD
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

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SURVEY FOR NAOMI M. BETZ

AUDITORS PARCEL NUMBERS

06-06-80-27-02-000 (ALL - 23.576 AC.)
06-06-80-27-13-000 (ALL - 66.859 AC.)
06-06-80-27-12-000 (ALL - 8.85 AC.)
06-06-92-03-05-000 (ALL - 36.710 AC.)

CHECKED BY: FILENAME: Z:\5593\5593.dwg
JWL 08/03/12 MON 08/03/12 PLOT DATE: 08/03/12

INITIAL - DATE REVISIONS

SHEET NO.
S-1

SCALE:
1"=300'

Attestation