

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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MARLENE COHAGEN
AUDITORS PARCEL NUMBER 10-10-04-04-02-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO MARLENE COHAGEN IN O.R. VOLUME 2476, PAGE 571 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, SAID IRON PIN BEING SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 1083.27 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-JOHNSON) AT THE SOUTHWEST CORNER OF LOT 20 (SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 4, RANGE 8, COSHOCTON COUNTY);

THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 4, SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 219.09 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 408.61 FEET FROM AN EXISTING POST AT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 20;

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE ABOVE SAID COHAGEN PARCEL, SOUTH 00 DEGREES 13 MINUTES 03 SECONDS WEST 586.55 FEET TO AN IRON PIN SET;

THENCE CONTINUING INTO THE SAID COHAGEN PARCEL, SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST 520.09 FEET TO A POINT IN THE CENTER OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), PASSING AN IRON PIN SET AT 486.52 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT TWO COURSES AND DISTANCES:

1. SOUTH 73 DEGREES 07 MINUTES 34 SECONDS WEST 230.48 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 12 MINUTES 15 SECONDS EAST 30.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-BOWMAN);
2. SOUTH 73 DEGREES 54 MINUTES 00 SECONDS WEST 29.72 FEET TO A POINT AT THE NORTHEAST CORNER OF A 25.65 ACRE PARCEL CONVEYED TO JUDY L. RICHARDS (OFFICIAL RECORD 1515, PAGE 59);

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE ABOVE SAID NORTHEAST QUARTER OF SECTION 4, NORTH 01 DEGREES 15 MINUTES 32 SECONDS EAST 1186.81 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 30.00 FEET.

CONTAINING 6.098 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES (DEED VOLUME 452, PAGE 71), 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

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

I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6TH DAY OF OCTOBER, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6TH DAY OF OCTOBER, 2016.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

5916 COHAGEN
DESCRIPTION
APPROVED
By: *[Signature]* 10/25/16



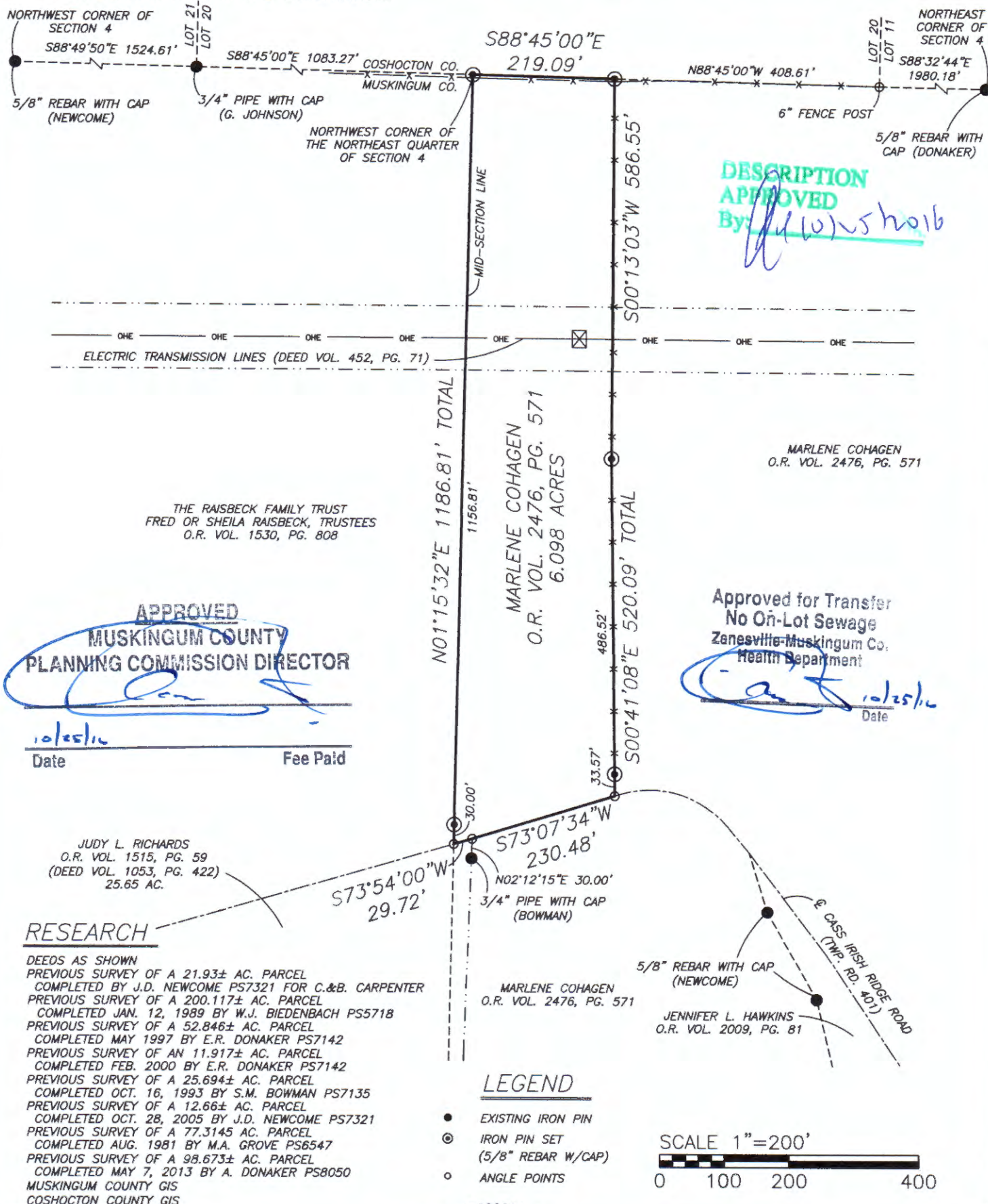
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date: 10/25/16 Fee Paid: -

SURVEY FOR MARLENE COHAGEN

AUDITORS PARCEL NUMBER
10-10-04-04-02-000 (PART - 6.098 AC.)

BEING A PART OF THE PARCEL CONVEYED TO MARLENE COHAGEN IN O.R. VOLUME 2476, PAGE 571 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



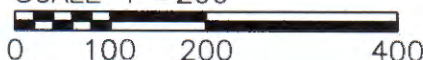
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 21.93± AC. PARCEL COMPLETED BY J.D. NEWCOME PS7321 FOR C.&B. CARPENTER
PREVIOUS SURVEY OF A 200.117± AC. PARCEL COMPLETED JAN. 12, 1989 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 52.846± AC. PARCEL COMPLETED MAY 1997 BY E.R. DONAKER PS7142
PREVIOUS SURVEY OF AN 11.917± AC. PARCEL COMPLETED FEB. 2000 BY E.R. DONAKER PS7142
PREVIOUS SURVEY OF A 25.694± AC. PARCEL COMPLETED OCT. 16, 1993 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 12.66± AC. PARCEL COMPLETED OCT. 28, 2005 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 77.3145 AC. PARCEL COMPLETED AUG. 1981 BY M.A. GROVE PS6547
PREVIOUS SURVEY OF A 98.673± AC. PARCEL COMPLETED MAY 7, 2013 BY A. DONAKER PS8050
MUSKINGUM COUNTY GIS
COSHOCTON COUNTY GIS

LEGEND

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

SCALE 1"=200'



I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF OCTOBER, 2016 FROM A FIELD SURVEY COMPLETED THE 5th DAY OF OCTOBER, 2016.

OFFICE COPY NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rroho.com

DRAWN BY: JWJ

DATE: 10-06-16

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5916

DRAWING NO:

Z:\5916\5916.dwg