

17-72-01-43-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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PATRICIA A. WARD

AUDITORS PARCEL NUMBER 17-17-72-01-43-000 (ALL)

BEING THE TRACT CONVEYED TO PATRICIA A. WARD IN O.R. VOLUME 2588, PAGE 525 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF FIVE OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 84 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE NORTH 03 DEGREES 22 MINUTES 00 SECONDS EAST 180.00 FEET (DEED) TO A POINT;

THENCE NORTH 36 DEGREES 13 MINUTES 00 SECONDS EAST 754.94 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO PATRICIA L. LONGSTRETH IN DEED VOLUME 957, PAGE 135 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 02 DEGREES 28 MINUTES 10 SECONDS WEST 230.13 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 84 DEGREES 52 MINUTES 47 SECONDS EAST 178.42 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO THE MAXWELL FAMILY TRUST IN O.R. VOLUME 1576, PAGE 40, SOUTH 84 DEGREES 52 MINUTES 47 SECONDS EAST 590.76 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE - DISTURBED/LEANING) ON THE WEST SIDE OF MUSSELMAN DRIVE (TOWNSHIP ROAD 473), PASSING AN IRON PIN SET AT 584.76 FEET;

THENCE SOUTH 20 DEGREES 49 MINUTES 08 SECONDS WEST 186.44 FEET TO AN IRON PIN SET ON THE WEST SIDE OF MUSSELMAN DRIVE (SET TO REPLACE A BENT EXISTING 5/8 INCH REBAR), SAID PIN BEING NORTH 22 DEGREES 00 MINUTES 43 SECONDS EAST 242.00 FEET FROM AN EXISTING IRON PIN (AXLE);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO JOHN C. ANTONETZ IN O.R. VOLUME 2176, PAGE 808, SOUTH 89 DEGREES 40 MINUTES 22 SECONDS WEST 512.23 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 2.569 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF MUSSELMAN DRIVE (TOWNSHIP ROAD 473) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 2.451 MORE OR LESS ACRES COMPLETED APRIL 6, 1989, BY W.J. BIEDENBACH PS 5718.

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 25TH DAY OF JUNE, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 24TH DAY OF JUNE, 2015.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



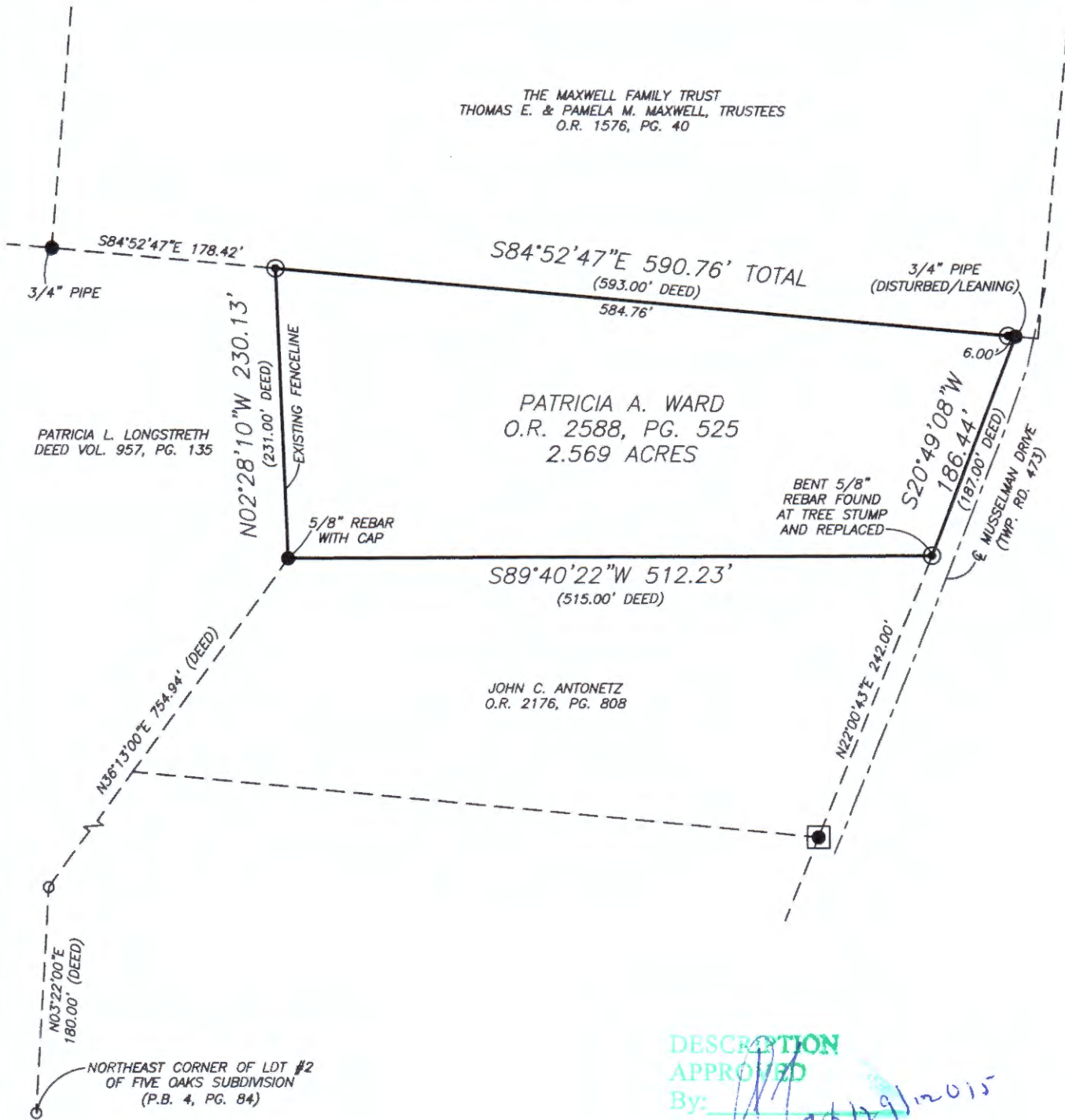
DESCRIPTION
APPROVED
By: Jason Leachman

SURVEY FOR PATRICIA WARD

AUDITORS PARCEL NUMBER
17-17-72-01-43-000 (ALL)

BEING THE TRACT CONVEYED TO PATRICIA A. WARD IN O.R. VOLUME 2588, PAGE 525 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 2.451 MORE OR LESS ACRES COMPLETED APRIL 6, 1989, BY W.J. BIEDENBACH PS 5718.



DESCRIPTION
APPROVED

By: *[Signature]* 2/29/2015

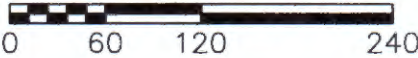
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.451± AC. TRACT
COMPLETED APRIL 6, 1989 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 37.96 AC. TRACT
COMPLETED APRIL 3, 1995 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 3.46 AC. TRACT
COMPLETED JULY 8, 1980 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.29 AC. TRACT
COMPLETED JUNE, 1996 BY C.R. HARKNESS PS6885

LEGEND

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

SCALE 1"=120'



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 25th DAY OF JUNE, 2015, FROM A FIELD SURVEY COMPLETED THE 24th DAY OF JUNE, 2015.

**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.

BASELINE SURVEYING, INC.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 06-25-15

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5791

DRAWING NO:

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