

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR JOHN MAHON AUDITORS PARCEL NUMBER 20-20-30-11-06-000 (PART)

EAST TRACT

BEING A PART OF THE PARCEL CONVEYED TO CONSTANCE S. SKIDMORE, RODNEY L. MAHON, MARCIA A. FISHER AND JOHN H. MAHON, JR. IN O.R. VOLUME 2444, PAGE 720, OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF SECTION 11;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION 11, NORTH 87 DEGREES 03 MINUTES 04 SECONDS EAST 1213.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO RODNEY L. AND JANE D. MAHON (O.R. VOLUME 2260, PAGE 296), NORTH 03 DEGREES 14 MINUTES 30 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1085.98 FEET AND AT 1352.95 FEET, A TOTAL DISTANCE OF 2749.36 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO OHIO FRANKLIN REALTY IN O.R. VOLUME 2566, PAGE 383, SAID POINT BEING NORTH 88 DEGREES 18 MINUTES 19 SECONDS EAST 93.29 FEET FROM AN EXISTING IRON PIN (BOLT IN CONCRETE);

THENCE WITH THE SAID OHIO FRANKLIN REALTY SOUTH LINE, NORTH 88 DEGREES 18 MINUTES 19 SECONDS EAST, PASSING AN IRON PIN SET AT 20.00 FEET, A TOTAL DISTANCE OF 666.53 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID OHIO FRANKLIN REALTY PARCEL, NORTH 88 DEGREES 18 MINUTES 19 SECONDS EAST 564.95 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO DALE L. JENKINS IN O.R. VOLUME 2051, PAGE 553;

THENCE LEAVING THE SAID OHIO FRANKLIN REALTY SOUTH LINE AND WITH THE WEST LINE OF THE SAID JENKINS PARCEL AND THE WEST LINE OF A PARCEL CONVEYED TO JOHN R. BENJAMIN, PAMELA J. TETAK, AND THE ESTATE OF THOMAS D. JENKINS IN O.R. VOLUME 2759, PAGE 294, SOUTH 02 DEGREES 38 MINUTES 34 SECONDS EAST 1944.46 FEET TO A POINT IN THE CENTER OF FATTLER RIDGE ROAD (TOWNSHIP ROAD 85), PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 1273.06 FEET AND AT 1909.06 FEET (1/2 INCH PIPE WITH CAP);

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING ELEVEN COURSES AND DISTANCES:

1. SOUTH 45 DEGREES 36 MINUTES 01 SECONDS WEST 51.61 FEET TO A POINT;
2. SOUTH 59 DEGREES 58 MINUTES 42 SECONDS WEST 53.94 FEET TO A POINT;
3. SOUTH 69 DEGREES 41 MINUTES 34 SECONDS WEST 61.91 FEET TO A POINT;
4. SOUTH 81 DEGREES 53 MINUTES 15 SECONDS WEST 50.60 FEET TO A POINT;
5. NORTH 88 DEGREES 02 MINUTES 19 SECONDS WEST 45.33 FEET TO A POINT;
6. NORTH 79 DEGREES 36 MINUTES 31 SECONDS WEST 54.13 FEET TO A POINT;
7. NORTH 78 DEGREES 22 MINUTES 05 SECONDS WEST 36.40 FEET TO A POINT;
8. NORTH 88 DEGREES 33 MINUTES 01 SECONDS WEST 35.57 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 59 MINUTES 34 SECONDS WEST 25.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);

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9. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 158.63 FEET, (CHORD BEARING SOUTH 75 DEGREES 51 MINUTES 38 SECONDS WEST 80.64 FEET, DELTA ANGLE OF 29 DEGREES 27 MINUTES 01 SECONDS), AN ARC DISTANCE OF 81.54 FEET TO A POINT;
10. SOUTH 56 DEGREES 29 MINUTES 21 SECONDS WEST 49.98 FEET TO A POINT;
11. SOUTH 51 DEGREES 43 MINUTES 43 SECONDS WEST 69.71 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID SKIDMORE, MAHON, FISHER, AND MAHON PARCEL, NORTH 03 DEGREES 14 MINUTES 30 SECONDS WEST 2091.67 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 30.00 FEET.

CONTAINING 25.687 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 85 (FATTLER RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 5.000 ACRE TRACT CONVEYED TO J. H. AND K. E. MAHON AS RECORDED IN VOLUME 1024, PAGE 131 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 22ND DAY OF NOVEMBER, 2017.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION

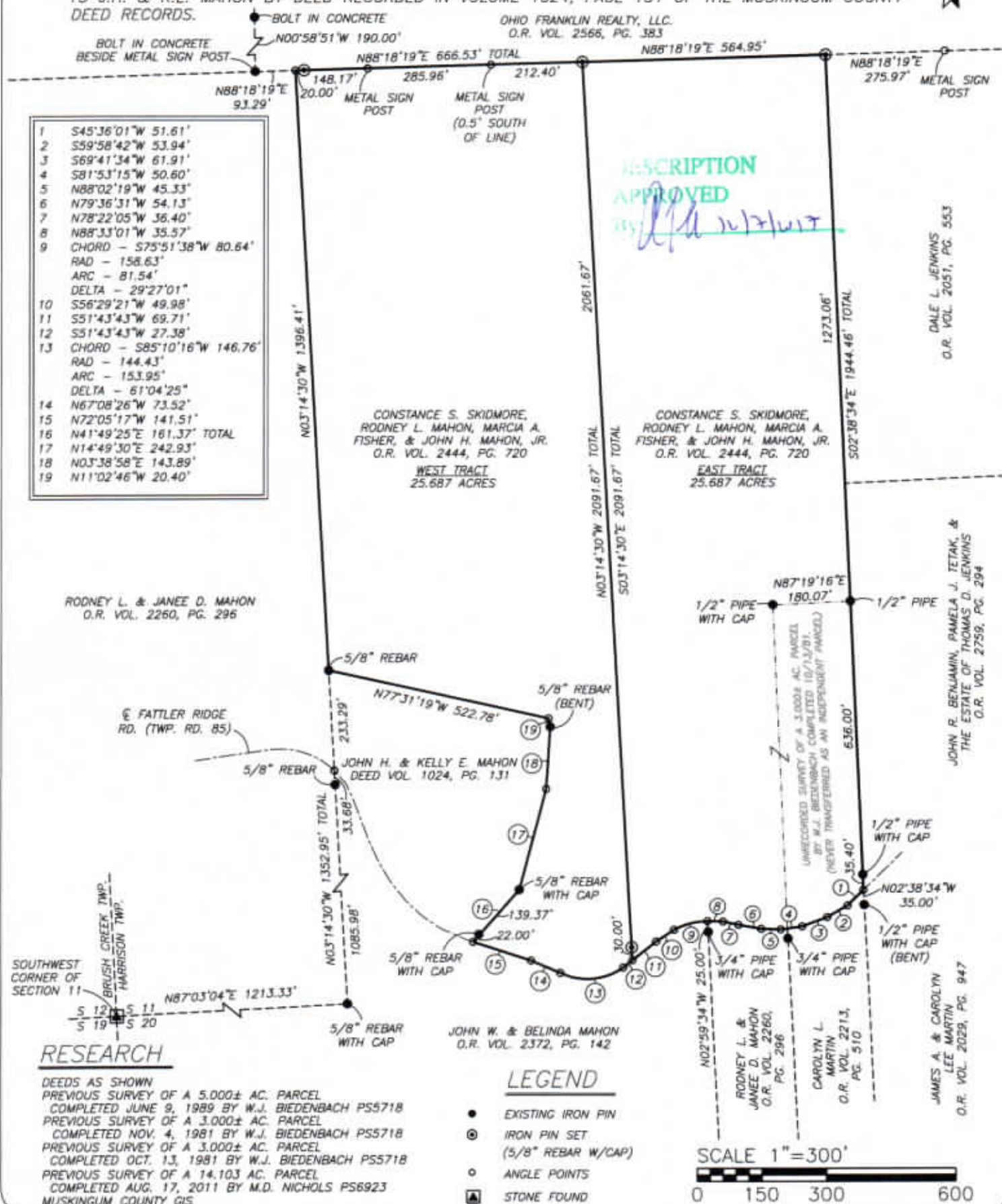
APPROVED

By:

[Signature] 11/21/2017

AUDITORS PARCEL NUMBER
20-20-30-11-06-000 (PART)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 5.000 MORE OR LESS ACRES TRACT CONVEYED TO J.H. & K.E. MAHON BY DEED RECORDED IN VOLUME 1024, PAGE 131 OF THE MUSKINGUM COUNTY DEED RECORDS.



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF NOVEMBER, 2017.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE 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.

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