

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

RIGGANS FAMILY REVOCABLE TRUST
JEFFERY L. & KAREN L. RIGGANS, TRUSTEES
AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-1.169 AC.)

BEING A PART OF PARCEL 1 OF THE PARCELS CONVEYED TO THE RIGGANS FAMILY REVOCABLE TRUST, JEFFREY L. AND KAREN L. RIGGANS, TRUSTEES, BY DEED RECORDED IN VOLUME 2518, PAGE 49 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 7;

THENCE WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER (NORTH LINE OF JACK P. AND CAROL A. ARENA AS RECORDED IN O.R. VOLUME 2024, PAGE 530), NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 1635.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 750.11 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A 25.000 ACRES PARCEL CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2586, PAGE 257, NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 1913.44 FEET TO A POINT IN THE CENTER OF CRAWFORD LANE (TOWNSHIP ROAD 435), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 983.92 FEET, 1601.43 FEET, AND 1890.23 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 62 DEGREES 14 MINUTES 44 SECONDS EAST 115.30 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

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

1. NORTH 62 DEGREES 14 MINUTES 44 SECONDS EAST 100.65 FEET TO A POINT;
2. NORTH 59 DEGREES 52 MINUTES 57 SECONDS EAST 61.95 FEET TO A POINT;
3. NORTH 54 DEGREES 53 MINUTES 44 SECONDS EAST 92.93 FEET TO A POINT, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 44.00 FEET FROM A 3/4 INCH PIPE WITH CAP;
4. NORTH 58 DEGREES 13 MINUTES 28 SECONDS EAST 28.15 FEET TO A POINT;

THENCE LEAVING THE SAID CENTER LINE AND TRAVERSING INTO THE ABOVE SAID PARCEL 1 AS CONVEYED TO THE RIGGANS FAMILY REVOCABLE TRUST THE FOLLOWING FIVE COURSES AND DISTANCES:

5895 RIGGANS HOUSE

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Zanesville, OH 43701

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1. SOUTH 13 DEGREES 41 MINUTES 32 SECONDS EAST 189.72 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 12.10 FEET;
2. SOUTH 60 DEGREES 22 MINUTES 37 SECONDS WEST 47.62 FEET TO AN IRON PIN SET;
3. SOUTH 48 DEGREES 55 MINUTES 30 SECONDS WEST 117.81 FEET TO AN IRON PIN SET;
4. SOUTH 61 DEGREES 13 MINUTES 41 SECONDS WEST 99.79 FEET TO AN IRON PIN SET;
5. NORTH 20 DEGREES 28 MINUTES 25 SECONDS WEST 199.70 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 185.55 FEET.

CONTAINING 1.169 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CRAWFORD LANE (TOWNSHIP ROAD 435) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 33.294 ACRES AS SURVEYED BY W. J. BIEDENBACH, REG. SURVEYOR 5718 AND DATED DECEMBER 26, 1982 (O.R. VOLUME 2248, PAGE 307).

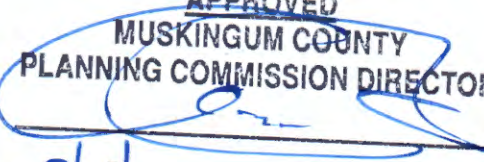
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF JULY, 2016.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
REGISTERED SURVEYOR 8536



DESCRIPTION APPROVED
By: BP 8/18/16

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 8/15/16 Fee Paid -

SURVEY FOR JEFF RIGGANS

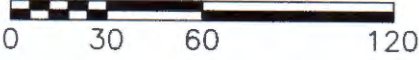
AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-1.169 AC.)

BEING A PART OF PARCEL 1 OF THE PARCELS CONVEYED TO THE RIGGANS FAMILY REVOCABLE TRUST, JEFFREY L. AND KAREN L. RIGGANS, TRUSTEES, BY DEED RECORDED IN VOLUME 2518, PAGE 49 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 33.294 ACRES AS SURVEYED BY W.J. BIEDENBACH, REG. SURVEYOR 5718 AND DATED DECEMBER 26, 1982 (O.R. VOLUME 2248, PAGE 307)



SCALE 1"=60'



DESCRIPTION APPROVED

By: *[Signature]*

R. RODNEY DICK & LAURIE L. WILLIAMSON
O.R. VOL. 2382, PG. 382

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF 80.906 ACRES
COMPLETED NOV. 15, 1994 BY TERRY FINLEY PS 7222
PREVIOUS SURVEY OF 25.00 ACRES AND 54.869 ACRES
COMPLETED SEPT 11, 2008 BY GARY SALING PS 7192
PREVIOUS SURVEY OF 5.00 AC., 4.589 AC., 5.836 AC.
AND 33.294 AC. COMPLETED BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF 38.73 ACRES
COMPLETED SEPT 14, 2006 BY STEPHEN BOWMAN PS 7135
PREVIOUS SURVEY OF 18.117 ACRES
COMPLETED BY JOSEPH SPILKER PS 5862

THOMAS E. STARCHER
OR VOL. 2540, PG. 263

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/15/16
Date

Fee Paid

RIGGANS FAMILY REVOCABLE TRUST
JEFFREY L. & KAREN L. RIGGANS,
TRUSTEES
O.R. VOL. 2518, PG. 49
PARCEL 1
23-23-50-07-16-004
1.169 ACRES

Approved For Transfer
On-Lot Sewage O.K.
Date 8-12-16
MaftH
Zanesville-Muskingum Co.
Health Department

LEGEND

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

RIGGANS FAMILY REVOCABLE TRUST
JEFFREY L. & KAREN L. RIGGANS, TRUSTEES
O.R. VOL. 2518, PG. 49
PARCEL 1
23-23-50-07-16-004
20.443 ACRES

SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7

N.89°53'48"W. 1635.55' TOTAL

885.44'

750.11'

SECTION 7
SECTION 14

SOUTH LINE OF THE SOUTHEAST QUARTER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF JULY, 2016.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
REGISTERED 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.

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

DRAWN BY: JWL

DATE: 7-19-16

SCALE: 1"=60'

CHECKED BY: JWL

JOB NO: 5895

DRAWING NO:
Z:\5678\5678.dwg