

23-50-07-16-005

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## RIGGANS FAMILY REVOCABLE TRUST JEFFERY L. & KAREN L. RIGGANS, TRUSTEES

AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-20.000 AC.)  
TO BE COMBINED WITH 23-23-50-07-16-003

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 750.11 FEET 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** CONTINUING 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 885.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF PARCEL 2 AS CONVEYED TO THE RIGGANS FAMILY REVOCABLE TRUST BY DEED O.R. VOLUME 2518, PAGE 49, NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 983.92 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 617.51 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID RIGGANS FAMILY REVOCABLE TRUST TRACT (PARCEL 1), SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST 885.44 FEET TO AN IRON PIN SET ON THE WEST LINE OF A TRACT CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2514, PAGE 680, SAID IRON PIN SET BEING SOUTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 572.80 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** WITH THE SAID WEST LINE OF THE CSEPEGI TRACT, SOUTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 983.92 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 20.000 ACRES, SUBJECT TO ALL 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)

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF FEBRUARY, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 4TH DAY OF FEBRUARY, 2015.

**OFFICE COPY**  
**NOT RECORDBLE**  
JASON LEACHMAN  
REGISTERED SURVEYOR 8536

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR



DESCRIPTION  
APPROVED  
By: *[Signature]*

2/4/15  
Date

Fee Paid

23-50-07-16-005A

# SURVEY FOR JEFF RIGGANS

AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-20.000 AC.)

TO BE COMBINED WITH 23-23-50-07-16-003

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"=300'



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

## 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

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

DESCRIPTION APPROVED

By: *[Signature]*

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

Date 2/1/15

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

DAVID M. CSEPEGI  
O.R. VOL. 2514, PG. 680  
23-23-50-07-16-003

RIGGANS FAMILY REVOCABLE TRUST  
JEFFREY L. & KAREN L. RIGGANS, TRUSTEES  
O.R. VOL. 2518, PG. 49  
PARCEL 2  
23-23-50-07-16-000

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

## LEGEND

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

SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7

JACK P. & CAROL A. ARENA  
O.R. VOL. 2024, PG. 530

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Fee Paid  
Date 2/1/15

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF FEBRUARY, 2015, FROM A FIELD SURVEY COMPLETED THE 4TH DAY OF FEBRUARY, 2015.

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@rrahio.com

DRAWN BY: JWJ	DATE: 1-21-15 DATE: 2-04-15	SCALE: 1"=300'
CHECKED BY: JWJ	JOB NO: 5759	DRAWING NO: Z:\5678\5678.dwg