

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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**RIGGANS FAMILY REVOCABLE TRUST**  
**JEFFERY L. & KAREN L. RIGGANS, TRUSTEES**  
AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-20.443 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 983.92 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;**

**THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 929.52 FEET TO A POINT IN THE CENTER OF CRAWFORD LANE (TOWNSHIP ROAD 435), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAP) AT 617.51 FEET AND 906.31 FEET**

**THENCE CONTINUING WITH THE CENTER OF THE SAID ROAD, NORTH 62 DEGREES 14 MINUTES 44 SECONDS EAST 115.30 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:**

1. SOUTH 20 DEGREES 28 MINUTES 25 SECONDS EAST 199.70 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 14.15 FEET;
2. NORTH 61 DEGREES 13 MINUTES 41 SECONDS EAST 99.79 FEET TO AN IRON PIN SET;
3. NORTH 48 DEGREES 55 MINUTES 30 SECONDS EAST 117.81 FEET TO AN IRON PIN SET;
4. NORTH 60 DEGREES 22 MINUTES 37 SECONDS EAST 47.62 FEET TO AN IRON PIN SET;
5. NORTH 13 DEGREES 41 MINUTES 32 SECONDS WEST 189.72 FEET TO A POINT IN THE CENTER OF THE SAID ROAD, PASSING AN IRON PIN SET AT 177.62 FEET.

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

1. NORTH 58 DEGREES 13 MINUTES 28 SECONDS EAST 12.80 FEET TO A POINT;
2. NORTH 87 DEGREES 24 MINUTES 43 SECONDS EAST 60.50 FEET TO A POINT;
3. SOUTH 77 DEGREES 01 MINUTES 55 SECONDS EAST 122.32 FEET TO A POINT;
4. SOUTH 71 DEGREES 12 MINUTES 13 SECONDS EAST 129.17 FEET TO A POINT;
5. SOUTH 75 DEGREES 23 MINUTES 31 SECONDS EAST 59.64 FEET TO A POINT;

5895 RIGGANS REMAINDER

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6. SOUTH 80 DEGREES 56 MINUTES 08 SECONDS EAST 61.43 FEET TO A POINT;
7. SOUTH 84 DEGREES 45 MINUTES 24 SECONDS EAST 24.35 FEET TO A POINT;
8. SOUTH 88 DEGREES 32 MINUTES 33 SECONDS EAST 41.77 FEET TO A POINT;
9. NORTH 87 DEGREES 33 MINUTES 55 SECONDS EAST 43.86 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE WEST LINE OF A 40.000 ACRE PARCEL AS CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2514, PAGE 680, SOUTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 1045.28 FEET FO AN EXISTING IRON PIN, PASSING EXISTING IRON PINS AT 13.52 FEET (5/8 INCH REBAR -BENT), AND AT 472.48 FEET (5/8 INCH REBAR);

**THENCE** LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A 20.000 ACRE PARCEL CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2586, PAGE 257, NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 885.44 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 20.443 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: \_\_\_\_\_

*(Handwritten signature)* 7/19/2016



# SURVEY FOR JEFF RIGGANS

AUDITORS PARCEL NUMBER 23-23-50-07-16-004 (PART-20.443 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"=300'



### 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

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

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

CENTER OF TWP. RD. 435  
 (CRAWFORD LANE)

DAVID M. CSEPEGI  
 O.R. VOL. 2586, PG. 257  
 25.000 AC.

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

DAVID M. CSEPEGI  
 O.R. VOL. 2586, PG. 257  
 20.000 AC.

DAVID M. CSEPEGI  
 O.R. VOL. 2514, PG. 680  
 40.000 AC.

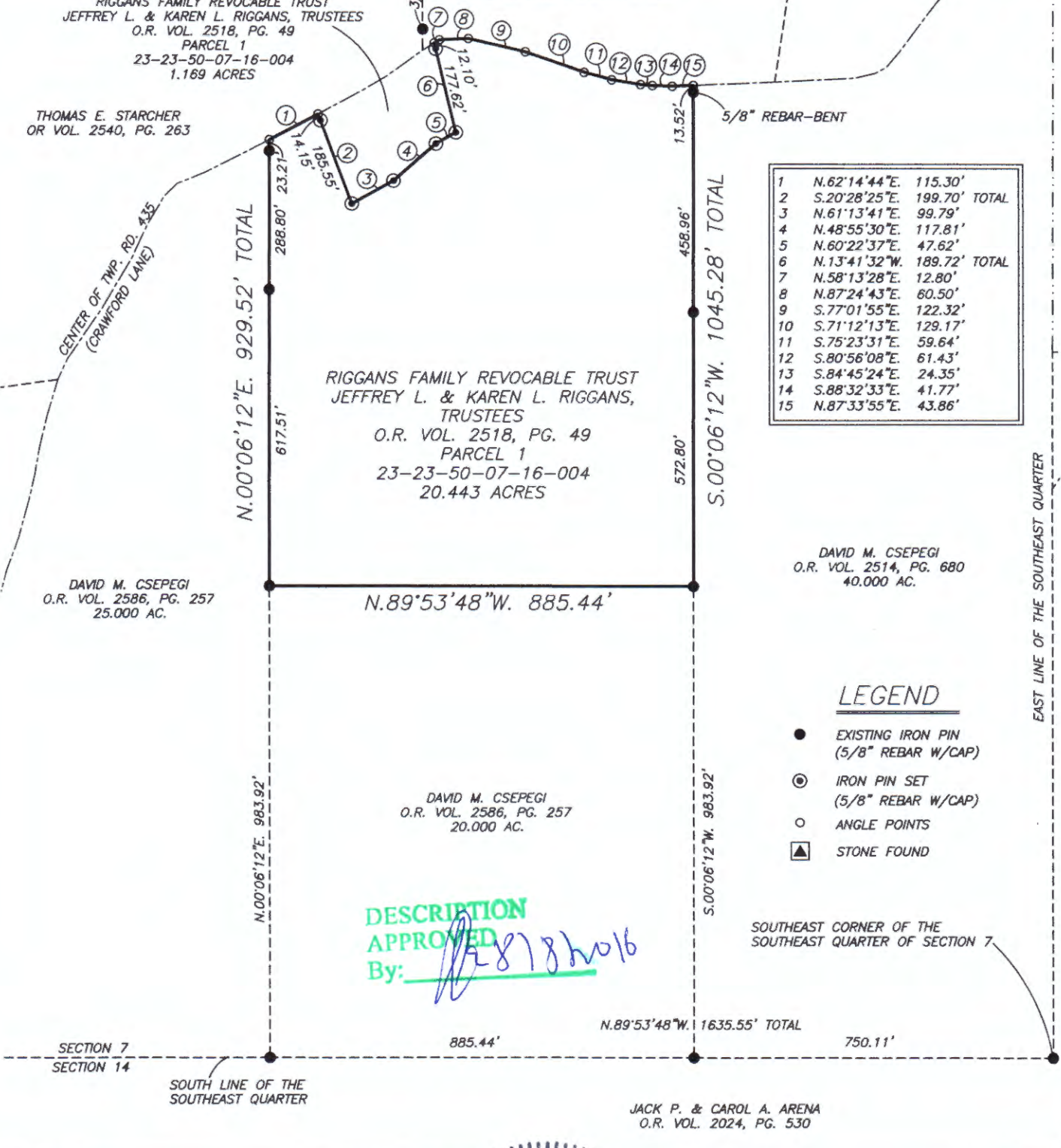
### LEGEND

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

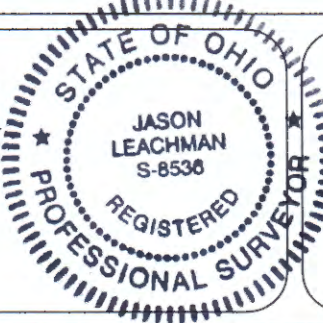
SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7.

DESCRIPTION APPROVED

By: *[Signature]*



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.



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.

OFFICE COPY  
NOT RECORDABLE

JASON LEACHMAN  
 REGISTERED SURVEYOR #8536

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"=300'

CHECKED BY: JWL

JOB NO: 5895

DRAWING NO:  
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