

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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Fax (740) 450-1000

## JOY I. CRAWFORD

AUDITORS PARCEL NUMBER 23-23-50-07-16-000 (PART)--36.566 ACRES

AUDITORS PARCEL NUMBER 23-23-50-08-11-000 (ALL)--3.434 ACRES

BEING A PART OF PARCEL 1 AND ALL OF PARCELS 2 AND 3 AS CONVEYED TO JOY I. CRAWFORD BY DEED RECORDED IN VOLUME 689, PAGE 9 OF THE MUSKINGUM COUNTY DEED 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:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR-SALING) 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 ARENA FARMS, LLC AS RECORDED IN O.R. VOLUME 2406, PAGE 81), NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 750.11 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID CRAWFORD TRACT, NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 2029.20 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 435 (CRAWFORD LANE), PASSING IRON PINS SET AT 1556.72 FEET AND 2015.68 FEET;

**THENCE** WITH THE CENTER OF SAID ROAD AND THE SOUTH LINE OF TRACTS CONVEYED TO R. RODNEY DICK AND LAURIE L. WILLIAMSON (O.R. VOLUME 2382, PAGE 382), THE NEXT 12 COURSES AND DISTANCES:

1. NORTH 87 DEGREES 33 MINUTES 55 SECONDS EAST 169.83 FEET TO A POINT, SAID POINT BEING SOUTH 08 DEGREES 50 MINUTES 15 SECONDS WEST 18.20 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);
2. NORTH 87 DEGREES 13 MINUTES 26 SECONDS EAST 167.32 FEET TO A POINT;
3. NORTH 77 DEGREES 03 MINUTES 53 SECONDS EAST 43.64 FEET TO A POINT;
4. NORTH 61 DEGREES 26 MINUTES 42 SECONDS EAST 25.90 FEET TO A POINT;
5. NORTH 41 DEGREES 03 MINUTES 09 SECONDS EAST 43.26 FEET TO A POINT;
6. NORTH 36 DEGREES 56 MINUTES 23 SECONDS EAST 111.70 FEET TO A POINT;
7. NORTH 39 DEGREES 49 MINUTES 24 SECONDS EAST 44.25 FEET TO A POINT;
8. NORTH 55 DEGREES 18 MINUTES 51 SECONDS EAST 44.72 FEET TO A POINT;
9. NORTH 75 DEGREES 56 MINUTES 03 SECONDS EAST 30.23 FEET TO A POINT;
10. NORTH 83 DEGREES 29 MINUTES 17 SECONDS EAST 50.66 FEET TO A POINT;
11. NORTH 74 DEGREES 57 MINUTES 40 SECONDS EAST 50.84 FEET TO A POINT;
12. NORTH 62 DEGREES 38 MINUTES 07 SECONDS EAST 66.69 FEET TO A POINT ON THE EAST LINE OF THE ABOVE SAID SOUTHEAST QUARTER, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 331.34 FEET FROM AN EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER;

**THENCE** CONTINUING WITH THE CENTER OF SAID ROAD AND THE SOUTH LINE OF A TRACT CONVEYED TO JOHN L. AND ELLEN C. KLIES (O.R. VOLUME 1845, PAGE 411), THE NEXT 3 COURSES AND DISTANCES:

1. NORTH 73 DEGREES 12 MINUTES 52 SECONDS EAST 33.09 FEET TO A POINT;
2. NORTH 78 DEGREES 08 MINUTES 22 SECONDS EAST 68.20 FEET TO A POINT;
3. NORTH 72 DEGREES 03 MINUTES 09 SECONDS EAST 47.28 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE EAST LINE OF PARCEL 2 OF DEED VOLUME 689, PAGE 9, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 869.18 FEET TO AN EXISTING STONE, PASSING AN IRON PIN SET AT 21.05 FEET;

**THENCE** LEAVING THE SAID EAST LINE, SOUTH 83 DEGREES 39 MINUTES 50 SECONDS EAST 48.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-SALING);

**THENCE** WITH THE WEST LINE OF A TRACT CONVEYED TO DAVID M. CSEPEGI BY DEED RECORDED IN O.R. VOLUME 2394, PAGE 900 THE NEXT TWO COURSES AND DISTANCES:

5678 J. RIGGANS

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1. SOUTH 34 DEGREES 13 MINUTES 23 SECONDS WEST 341.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-SALING);
2. SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST 538.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-SALING);

**THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO GARLAND W. AND BARBARA L. CAUDILL (DEED VOLUME 1101, PAGE 81), SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST 649.32 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 40.000 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF TOWNSHIP ROAD 435 (CRAWFORD LAND) AND ALL OTHER APPLICABLE EASEMENTS**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE 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)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20TH DAY OF NOVEMBER 2013, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF NOVEMBER 2013.

**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR 6923



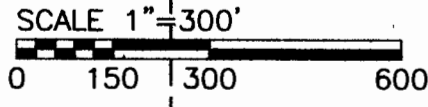
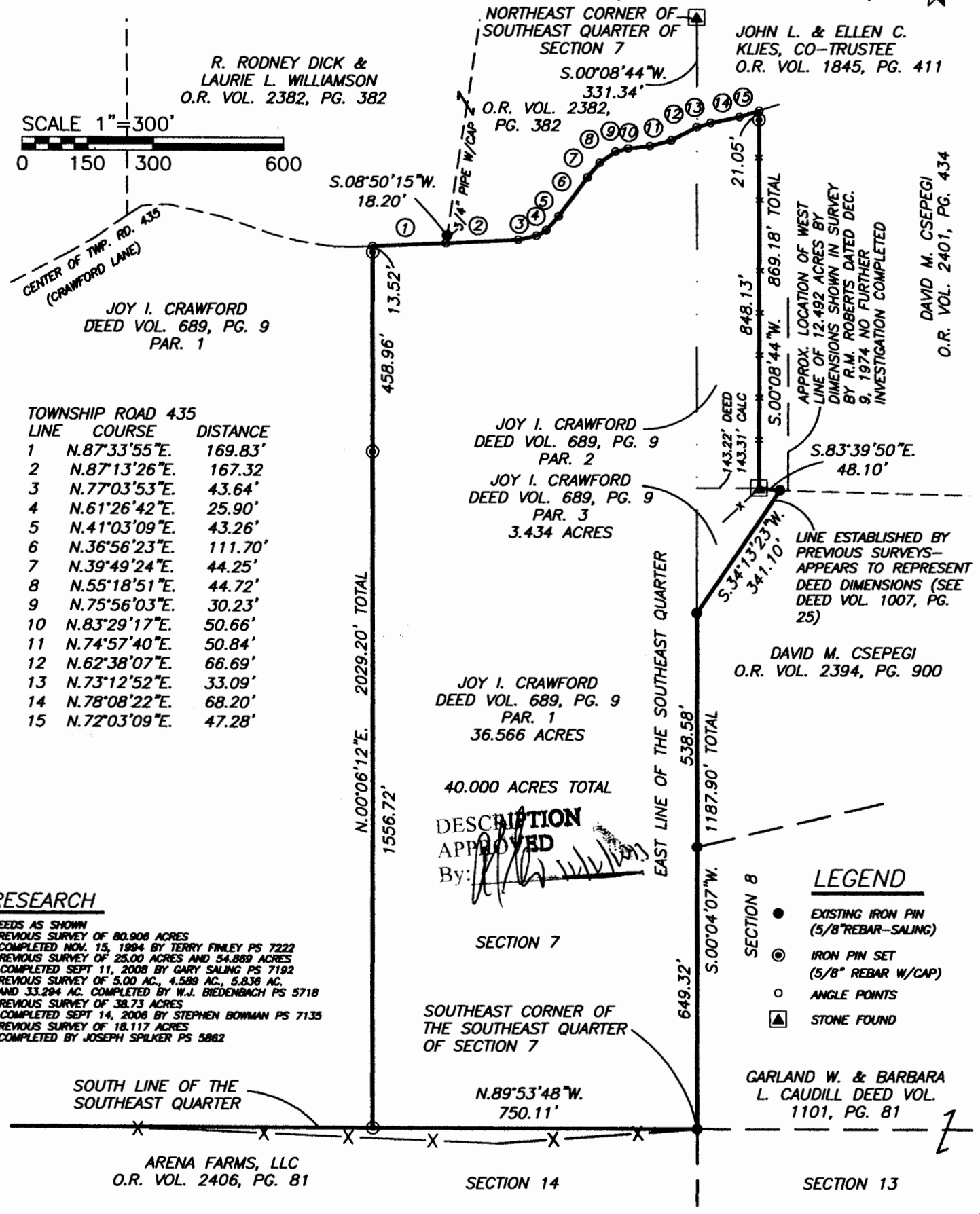
DESCRIPTION  
APPROVED  
By: 

# SURVEY FOR JEFF RIGGANS/JOY CRAWFORD

AUDITORS PARCEL NUMBER 23-23-50-07-16-000 (PART)--36.566 ACRES  
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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)



TOWNSHIP ROAD 435

LINE	COURSE	DISTANCE
1	N.87°33'55"E.	169.83'
2	N.87°13'26"E.	167.32
3	N.77°03'53"E.	43.64'
4	N.61°26'42"E.	25.90'
5	N.41°03'09"E.	43.26'
6	N.36°56'23"E.	111.70'
7	N.39°49'24"E.	44.25'
8	N.55°18'51"E.	44.72'
9	N.75°56'03"E.	30.23'
10	N.83°29'17"E.	50.66'
11	N.74°57'40"E.	50.84'
12	N.62°38'07"E.	66.69'
13	N.73°12'52"E.	33.09'
14	N.78°08'22"E.	68.20'
15	N.72°03'09"E.	47.28'

**RESEARCH**

DEEDS AS SHOWN  
PREVIOUS SURVEY OF 80.908 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 SPLIKER PS 5862

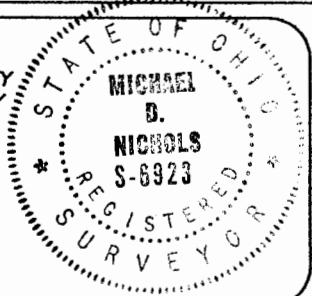
DESCRIPTION APPROVED  
By: *[Signature]*

**LEGEND**

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

I 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, 2013, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF NOVEMBER, 2013.

**OFFICE COPY NOT RECORDABLE**  
REGISTERED SURVEYOR #6923



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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DRAWN BY: JWL	DATE: 11-19-13	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 5678	DRAWING NO: Z:\JOB\FOLDERS\5678.dwg