

23-50-08-12-006

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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DAVID M. CSEPEGI

AUDITORS PARCEL NUMBER

23-23-50-08-12-001 (PART-2.022 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO DAVID M. CSEPEGI IN OFFICIAL RECORD VOLUME 2401, PAGE 434 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, 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 STONE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8;

THENCE WITH THE WEST LINE OF THE SAID SECTION 8 (WEST LINE OF A PARCEL CONVEYED TO THE JOHN L. KLIES AND ELLEN C. KLIES REVOCABLE TRUST-O.R. VOLUME 1845, PAGE 411), SOUTH 02 DEGREES 10 MINUTES 59 SECONDS WEST 331.34 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 435 (CRAWFORD LANE);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF THE SAID ROAD (SOUTH LINE OF THE SAID KLIES PARCEL) THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 75 DEGREES 15 MINUTES 07 SECONDS EAST 33.09 FEET TO A POINT;
2. NORTH 80 DEGREES 10 MINUTES 37 SECONDS EAST 68.20 FEET TO A POINT;
3. NORTH 74 DEGREES 05 MINUTES 24 SECONDS EAST 47.28 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 (SOUTH LINE OF THE SAID KLIES PARCEL) THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 70 DEGREES 19 MINUTES 00 SECONDS EAST 38.03 FEET TO A POINT;
2. NORTH 66 DEGREES 04 MINUTES 23 SECONDS EAST 147.69 FEET TO A POINT;
3. NORTH 67 DEGREES 45 MINUTES 09 SECONDS EAST 77.28 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE SAID CSEPEGI PARCEL (WEST LINE OF A PARCEL CONVEYED TO JAMES BOTSON-DEED VOLUME 948, PAGE 188), SOUTH 36 DEGREES 01 MINUTES 41 SECONDS EAST, PASSING AN IRON PIN SET AT 48.91 FEET, A TOTAL DISTANCE OF 302.49 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID CSEPEGI PARCEL, SOUTH 78 DEGREES 10 MINUTES 40 SECONDS WEST 438.42 FEET TO AN IRON PIN SET ON THE (WEST LINE OF THE SAID CSEPEGI PARCEL;

THENCE WITH THE SAID WEST LINE, NORTH 02 DEGREES 10 MINUTES 58 SECONDS EAST 232.65 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 211.60 FEET.

23-50-08-12-006 A

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CONTAINING 2.022 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 435 (CRAWFORD LANE) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF MAY 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF MAY 2018.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: *B. S. [Signature]*

APPROVED

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

B. L. [Signature]
5.30.18

Date

Fee Paid

DRAWING NO:
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