

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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CONTAINING 8.289 ACRES TOTAL. ALSO THE RIGHT TO USE THE 20 FEET WIDE INGRESS/EGRESS RIGHT-OF-WAY AS RECORDED IN DEED VOLUME 707, PAGE 214. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO CHARLES F. AND KAREN E. McQUAIN IN O.R. VOLUME 2307, PAGE 355 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, 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 (1 INCH REBAR) AT THE SOUTHWEST CORNER OF SECTION 11;

THENCE WITH THE WEST LINE OF SECTION 11, NORTH 01 DEGREES 56 MINUTES 38 SECONDS EAST 1343.50 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THE ABOVE SAID McQUAIN PARCEL (SOUTH EAST CORNER OF A PARCEL CONVEYED TO BRIAN STACY BABCOCK AND STEPHANIE E. BALL (NOW KNOWN AS STEPHANIE E. BABCOCK) IN DEED VOLUME 1157, PAGE 68), SAID IRON PIN BEING SOUTH 87 DEGREES 14 MINUTES 47 SECONDS EAST 5.81 FEET FROM AN EXISTING IRON PIN (1 INCH REBAR);

THENCE CONTINUING WITH THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID McQUAIN PARCEL (EAST LINE OF THE SAID BABCOCK AND BALL PARCEL), NORTH 01 DEGREES 56 MINUTES 38 SECONDS EAST 462.64 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SECTION LINE AND THE EAST LINE OF A PARCEL CONVEYED TO JACK AND CAROL ARENA IN O.R. VOLUME 2457, PAGE 645, NORTH 01 DEGREES 56 MINUTES 38 SECONDS EAST 53.60 FEET TO A POINT, SAID POINT BEING SOUTH 01 DEGREES 56 MINUTES 38 SECONDS WEST 797.72 FEET FROM AN EXISTING IRON PIN (1 INCH REBAR);

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID McQUAIN PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 70 DEGREES 49 MINUTES 24 SECONDS EAST 53.60 FEET TO A POINT, SAID POINT BEING SOUTH 01 DEGREES 56 MINUTES 38 SECONDS WEST 217.97 FEET FROM AN IRON PIN SET;
2. SOUTH 01 DEGREES 56 MINUTES 38 SECONDS WEST 36.46 FEET TO A POINT, PASSING AN IRON PIN SET AT 13.33 FEET;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING OF SOUTH 36 DEGREES 23 MINUTES 01 SECONDS WEST 28.28 FEET AND A DELTA ANGLE OF 68 DEGREES 52 MINUTES 46 SECONDS) AN ARC DISTANCE OF 30.05 FEET TO A POINT;
4. SOUTH 70 DEGREES 49 MINUTES 24 SECONDS WEST 36.46 FEET TO THE **PLACE OF BEGINNING**;

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, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DAY OF APRIL 2020, FROM A FIELD SURVEY COMPLETED BY ME ON THE 25TH DAY OF MARCH 2020.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid

JOHN McQUAIN **DESCRIPTION**

APPROVED

By: 

5/08/20