

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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3. NORTH 15 DEGREES 37 MINUTES 59 SECONDS WEST 218.48 FEET TO A POINT;

THENCE LEAVING THE SAID FLINT RIDGE ROAD (COUNTY ROAD 8) AND ALONG THE SOUTH LINE OF THE ABOVE SAID MAST PARCEL, SOUTH 86 DEGREES 32 MINUTES 57 SECONDS EAST 345.53 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 30.00 FEET.

CONTAINING 1.365 ACRES TOTAL, WITH 1.100 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-30-002 AND 0.265 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-30-003. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF FLINT RIDGE ROAD (COUNTY ROAD 8) AND ALL OTHER APPLICABLE EASEMENTS.

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.

THE REMAINDER OF PARCEL NUMBER 25-30-03-30-002 IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL AND SHALL BE CONVEYED WITH THE ADJOINING EVANS PARCEL (25-30-03-30-003) IN THE FUTURE.

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

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

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 28TH DAY OF JANUARY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 28TH DAY OF JANUARY 2025.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

DESCRIPTION

APPROVED

By: 2/15/2025



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/13/25
DATE