

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE NORTH LINE OF THE SAID HOWPWERT INC. PARCEL, NORTH 88 DEGREES 10 MINUTES 14 SECONDS WEST 86.24 FEET TO A POINT IN THE CENTER OF SHANNON ROAD (COUNTY ROAD 48), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT 68.29 FEET;

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

- 1. NORTH 37 DEGREES 37 MINUTES 58 SECONDS WEST 17.98 FEET TO A POINT;
- 2. NORTH 43 DEGREES 06 MINUTES 25 SECONDS WEST 77.35 FEET TO A POINT;
- 3. NORTH 48 DEGREES 24 MINUTES 26 SECONDS WEST 9.85 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID HINDEL, HICKMAN, MARSHALL, AND MARTIN PARCEL, NORTH 63 DEGREES 15 MINUTES 42 SECONDS EAST, PASSING AN IRON PIN SET AT 35.00 FEET, A TOTAL DISTANCE OF 766.64 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 5.631 ACRES TOTAL WITH 5.267 ACRES FROM AUDITOR'S PARCEL NUMBER 29-90-21-01-000 AND 0.364 ACRES FROM AUDITOR'S PARCEL NUMBER 29-90-21-03-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF HI-LO ROAD (TOWNSHIP ROAD 1786A) AND SHANNON ROAD (COUNTY ROAD 48) 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 27th DAY OF FEBRUARY 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19th DAY OF FEBRUARY 2024.



OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
3/12/24
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhard
3-12-2024