

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
Fax (740) 450-1000

COUNTRYTYME LAND LLC.
AUDITORS PARCEL NUMBER
44-44-06-61-14-000 (PART – 21.156 AC.)

BEING A PART OF THE PARCEL CONVEYED TO COUNTRYTYME LAND LLC. IN O.R. VOLUME 2686, PAGE 200 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 32 AND LOT 29, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH ROD) AT THE NORTHWEST CORNER OF THE SAID LOT 32 AND THE INTERSECTION OF JONES ROAD (TOWNSHIP ROAD 470) AND McGLADE SCHOOL ROAD (COUNTY ROAD 116);

THENCE WITH THE NORTH LINE OF THE SAID LOT 32 (ALSO THE SOUTH LINE OF A PARCEL CONVEYED TO KELLY B., LORI D., AND GREGG H. BROCKLEHURST IN O.R. VOLUME 2130, PAGE 669), SOUTH 87 DEGREES 47 MINUTES 51 SECONDS EAST 1179.97 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID COMMON LINE (NORTH LINE OF LOT 32 AND THE SOUTH LINE OF THE BROCKLEHURST PARCEL), SOUTH 87 DEGREES 47 MINUTES 51 SECONDS EAST 223.50 FEET TO A POINT;

THENCE LEAVING THE SAID COMMON LINE AND WITH THE WEST AND SOUTH LINES OF A PARCEL CONVEYED TO NATHAN C. POSEY AND KEELY P. BUNTING IN O.R. VOLUME 2560, PAGE 930 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 14 MINUTES 02 SECONDS WEST 255.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 20.19 FEET;
2. SOUTH 88 DEGREES 02 MINUTES 21 SECONDS EAST 1911.35 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE WEST LINE OF A PARCEL CONVEYED TO ROYCE E. AND KAREN L. BROWNING IN DEED VOLUME 1084, PAGE 227 OF THE MUSKINGUM COUNTY DEED RECORDS, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 848.88 FEET, 1191.45 FEET, AND 1400.48 FEET;

THENCE WITH THE SAID BROWNING WEST LINE, SOUTH 01 DEGREES 45 MINUTES 48 SECONDS WEST 479.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID BROWNING WEST LINE AND TRAVERSING THROUGH THE SAID COUNTRYTYME LAND LLC PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 88 DEGREES 02 MINUTES 17 SECONDS WEST 900.06 FEET TO AN IRON PIN SET;
2. NORTH 78 DEGREES 18 MINUTES 24 SECONDS WEST 1056.33 FEET TO AN IRON PIN SET;
3. NORTH 37 DEGREES 28 MINUTES 02 SECONDS WEST 253.95 FEET TO AN IRON PIN SET;
4. NORTH 01 DEGREES 41 MINUTES 17 SECONDS EAST, PASSING AN IRON PIN SET AT 330.19 FEET, A TOTAL DISTANCE OF 358.40 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 21.156 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF McGLADE SCHOOL ROAD (COUNTY ROAD 116) AND ALL OTHER APPLICABLE EASEMENTS.

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, 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 6TH DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 5TH DAY OF JANUARY, 2017.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED
By *[Signature]* 1/12/2017

SURVEY FOR COUNTRYTME LAND, LLC.

AUDITORS PARCEL NUMBER
44-44-06-61-14-000

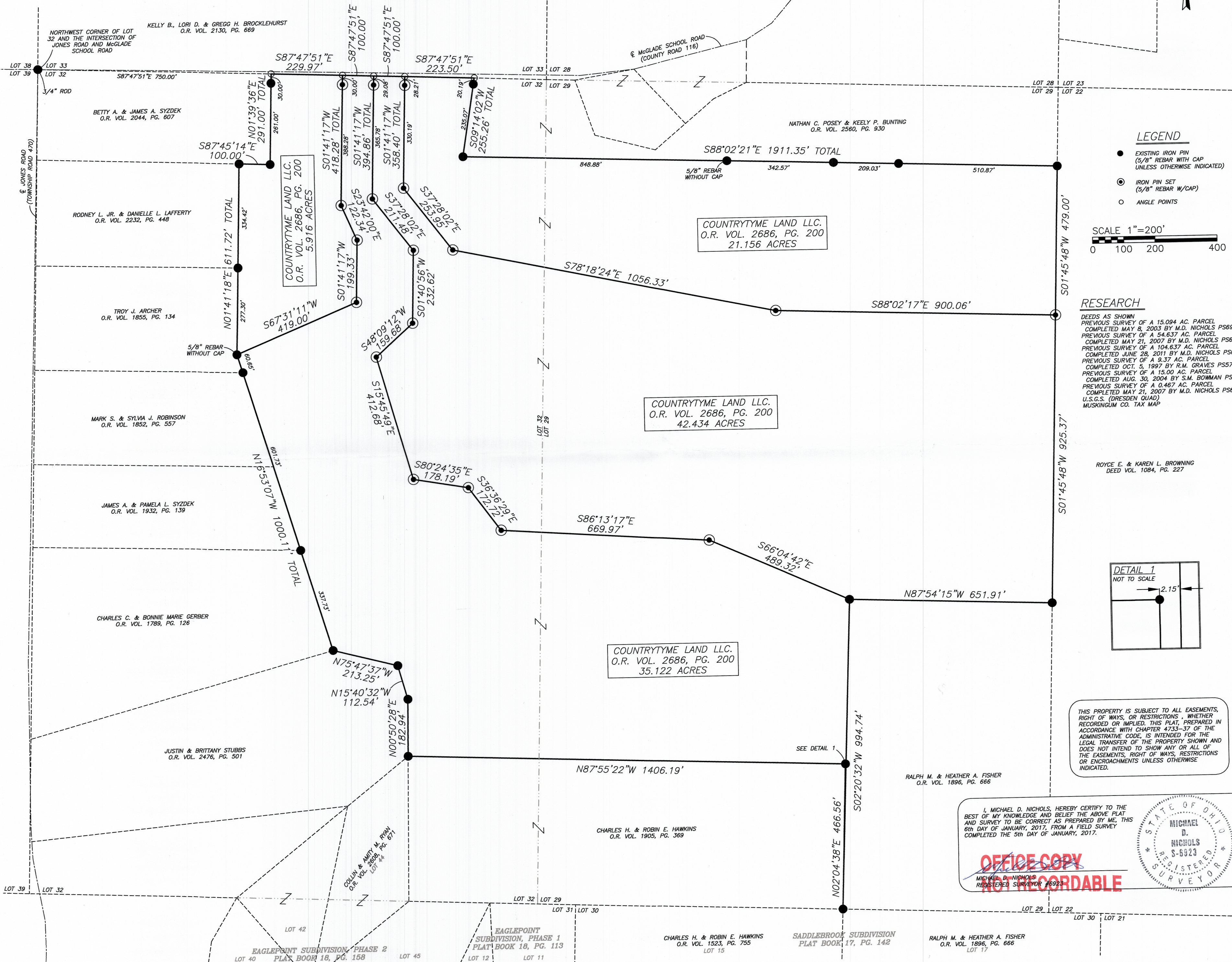
BEING A PART OF LOT 32 AND LOT 29, SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

DESCRIPTION

APPROVED

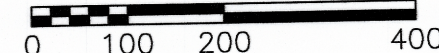
By: *[Signature]* 1/12/2017



LEGEND

- EXISTING IRON PIN (5/8" REBAR WITH CAP UNLESS OTHERWISE INDICATED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=200'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 15.094 AC. PARCEL COMPLETED MAY 8, 2003 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 54.637 AC. PARCEL COMPLETED MAY 21, 2007 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 104.637 AC. PARCEL COMPLETED JUNE 28, 2011 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 9.37 AC. PARCEL COMPLETED OCT. 5, 1997 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 15.00 AC. PARCEL COMPLETED AUG. 30, 2004 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 0.467 AC. PARCEL COMPLETED MAY 21, 2007 BY M.D. NICHOLS PS6923
U.S.G.S. (DRESDEN QUAD)
MUSKINGUM CO. TAX MAP

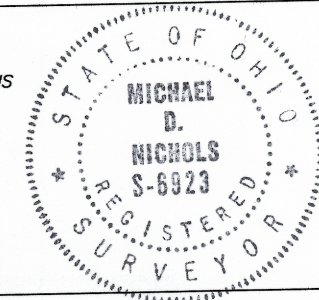
ROYCE E. & KAREN L. BROWNING
DEED VOL. 1084, PG. 227

DETAIL 1
NOT TO SCALE

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.

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF JANUARY, 2017.

OFFICE COPY
NOT RECORDABLE



BASELINE SURVEYING, INC.

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PH: 740-453-4850 F: 740-450-1000
EMAIL: BE@OHIORR.COM

COUNTRYTME LAND, LLC.

MUSKINGUM TWP., MUSKINGUM CO.

McGLADE SCHOOL ROAD PROPERTY

DRAWN BY:	CHKD BY:	Z:\5935\COUNTRYTME.dwg
JWL 01/06/17	MDN 01/06/17	PLOT DATE: 01/06/17
INITIAL - DATE	REVISIONS	

JOB NO.
5935

SCALE:
1"=200'