

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com
Telephone (740) 453-4850

ANTONIO M. SISON, JARATSRI M. SISON AND ERIC C. HINA
AUDITOR'S PARCEL NUMBER
47-29-03-57-000 (PART – 5.000 AC.)

BEING A PART OF PARCEL ONE AS CONVEYED TO ANTONIO M. SISON, JARATSRI M. SISON AND ERIC C. HINA IN O.R. VOLUME 3272, PAGE 152 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE (WITH BROKEN TOP) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 00 MINUTES 06 SECONDS EAST 928.27 FEET TO A POINT IN JONATHAN CREEK, SAID POINT ALSO BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO MARY V. GAMBLE IN O.R. 3056, PAGE 434 THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 40 DEGREES 00 MINUTES 31 SECONDS WEST 20.84 FEET TO A POINT;
2. NORTH 81 DEGREES 15 MINUTES 02 SECONDS WEST 96.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 80 DEGREES 59 MINUTES 51 SECONDS WEST 147.61 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
4. NORTH 75 DEGREES 27 MINUTES 22 SECONDS WEST 103.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR)

THENCE CONTINUING WITH THE SAID GAMBLE NORTH LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO RSJS RENTALS LLC IN O.R. VOLUME 2832, PAGE 880 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 68 DEGREES 30 MINUTES 54 SECONDS WEST 108.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 15.95 FEET;
2. NORTH 62 DEGREES 58 MINUTES 42 SECONDS WEST 97.31 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 58 DEGREES 51 MINUTES 20 SECONDS WEST 101.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR, BENT IN TREE ROOT);

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO RAYMOND O. AND BARBARA J. BROWN IN O.R. VOLUME 3257, PAGE 401, NORTH 57 DEGREES 13 MINUTES 16 SECONDS WEST 17.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID BROWN NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID SISON, SISON AND HINA PARCEL, NORTH 32 DEGREES 46 MINUTES 44 SECONDS EAST 444.98 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO JAY R. AND LINDA S. MCCONNELL IN O.R. VOLUME 2424, PAGE 511, PASSING AN IRON PIN SET AT 279.91 FEET;

THENCE WITH THE SOUTHERN LINE OF THE SAID MCCONNELL PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 35 MINUTES 06 SECONDS EAST 486.02 FEET TO A POINT;
2. SOUTH 19 DEGREES 34 MINUTES 59 SECONDS EAST 231.30 FEET TO A POINT;
3. SOUTH 34 DEGREES 28 MINUTES 24 SECONDS WEST 80.35 FEET TO **PLACE OF BEGINNING**.

CONTAINING 5.000 ACRES FROM AUDITOR'S PARCEL NUMBER 47-29-03-57-000. SUBJECT TO AN INGRESS/EGRESS EASEMENT AS RECORDED 3257, PAGE 395 AND ALL OTHER APPLICABLE EASEMENTS.

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

BEING A PART OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO ANTONIO M. SISON, JARATSRI M. SISON AND ERIC C. HINA IN O.R. VOLUME 3272, PAGE 152 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

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COMMENCING AT AN EXISTING STONE (WITH BROKEN TOP) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 00 MINUTES 06 SECONDS EAST 928.27 FEET TO A POINT IN JONATHAN CREEK;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO MARY V. GAMBLE IN O.R. 3056, PAGE 434 THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 40 DEGREES 00 MINUTES 31 SECONDS WEST 20.84 FEET TO A POINT;
2. NORTH 81 DEGREES 15 MINUTES 02 SECONDS WEST 96.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 80 DEGREES 59 MINUTES 51 SECONDS WEST 147.61 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
4. NORTH 75 DEGREES 27 MINUTES 22 SECONDS WEST 103.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR)

THENCE CONTINUING WITH THE SAID GAMBLE NORTH LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO RSJS RENTALS LLC IN O.R. VOLUME 2832, PAGE 880 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 68 DEGREES 30 MINUTES 54 SECONDS WEST 108.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 15.95 FEET;
2. NORTH 62 DEGREES 58 MINUTES 42 SECONDS WEST 97.31 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 58 DEGREES 51 MINUTES 20 SECONDS WEST 101.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR, BENT IN TREE ROOT);

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO RAYMOND O. AND BARBARA J. BROWN IN O.R. VOLUME 3257, PAGE 401, NORTH 57 DEGREES 13 MINUTES 16 SECONDS WEST 17.00 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THE NORTH LINE OF THE SAID BROWN PARCEL, NORTH 57 DEGREES 13 MINUTES 16 SECONDS WEST 356.02 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO GLADYS L. FOLGER IN O.R. VOLUME 1545, PAGE 538;

THENCE WITH THE NORTH LINE OF THE SAID FOLGER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 61 DEGREES 16 MINUTES 49 SECONDS WEST 78.62 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR);
2. NORTH 66 DEGREES 49 MINUTES 00 SECONDS WEST 220.06 FEET TO A POINT IN POWELL DRIVE (TOWNSHIP ROAD 714);

THENCE TRAVERSING THROUGH THE ABOVE SAID SISON, SISON AND HINA PARCEL TWO, NORTH 01 DEGREES 05 MINUTES 24 SECONDS WEST 48.58 FEET TO A POINT IN THE SAID POWELL DRIVE AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JEFF A. AND BRENDA S. FISHER IN O.R. VOLUME 2606, PAGE 878;

THENCE WITH THE SOUTH AND EAST LINES OF THE SAID FISHER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 66 DEGREES 15 MINUTES 39 SECONDS EAST 240.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP);
2. NORTH 28 DEGREES 16 MINUTES 07 SECONDS EAST 8.20 FEET TO A POINT, SAID POINT BEING SOUTH 28 DEGREES 16 MINUTES 07 SECONDS EAST 12.80 FEET FROM AN EXISTING IRON PIN (1 INCH ROD);

THENCE LEAVING THE SAID FISHER EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID SISON, SISON, AND HINA PARCEL ONE THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 61 DEGREES 16 MINUTES 49 SECONDS EAST 84.05 FEET TO A POINT;
2. SOUTH 57 DEGREES 13 MINUTES 16 SECONDS EAST 357.79 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED 5.000 ACRES, SAID POINT BEING SOUTH 32 DEGREES 46 MINUTES 44 SECONDS WEST 229.91 FEET FROM AN IRON PIN SET;
3. WITH THE WEST LINE OF THE ABOVE DESCRIBED 5.000 ACRES, SOUTH 32 DEGREES 46 MINUTES 44 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING.

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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 25TH DAY OF AUGUST 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 15TH DAY OF AUGUST 2025.

OFFICE COPY
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536
NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
9/4/25
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhard
9-4-2025

