

# 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

## ROBERT B. AND BARBARA L. JOHNSON

AUDITORS PARCEL NUMBER 53-53-70-30-09-000 (PART)  
TO BE COMBINED WITH 53-53-70-30-06-000

BEING A PART OF THE PARCEL CONVEYED TO ROBERT B. AND BARBARA L. JOHNSON IN O.R. VOLUME 2033, PAGE 943 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 30, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE CENTER OF SECTION 30;

**THENCE** WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 (ALSO THE NORTH LINE OF A PARCEL CONVEYED TO DOUGLAS J. AND DARLYN J. BEST IN O.R. VOLUME 2245, PAGE 45), NORTH 87 DEGREES 20 MINUTES 35 SECONDS WEST 990.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF SAID BEST PARCEL, SOUTH 10 DEGREES 13 MINUTES 52 SECONDS WEST 1096.45 FEET TO AN EXISTING STONE;

**THENCE** LEAVING THE SAID BEST WEST LINE AND WITH THE SOUTH LINE OF THE SAID BEST PARCEL, SOUTH 75 DEGREES 37 MINUTES 10 SECONDS EAST 1135.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID BEST SOUTH LINE, SOUTH 86 DEGREES 41 MINUTES 36 SECONDS EAST 99.62 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 208 (SOUTH LEEDOM ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 77.37 FEET;

**THENCE** TRAVERSING THROUGH THE SAID JOHNSON PARCEL AND WITH THE CENTER OF SAID TOWNSHIP ROAD THE NEXT SEVEN COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 662.73 FEET, A CHORD BEARING OF SOUTH 18 DEGREES 48 MINUTES 39 SECONDS WEST 265.44 FEET, AN ARC DISTANCE OF 267.25 FEET, AND A DELTA ANGLE OF 23 DEGREES 06 MINUTES 17 SECONDS TO A POINT;
2. SOUTH 07 DEGREES 35 MINUTES 18 SECONDS WEST 172.31 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 271.55 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 22 MINUTES 20 SECONDS EAST 149.34 FEET, AN ARC DISTANCE OF 151.29 FEET, AND A DELTA ANGLE OF 31 DEGREES 55 MINUTES 18 SECONDS TO A POINT;
4. SOUTH 23 DEGREES 35 MINUTES 14 SECONDS EAST 159.52 FEET TO A POINT;
5. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 368.21 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 25 MINUTES 27 SECONDS WEST 311.35 FEET, AN ARC DISTANCE OF 321.47 FEET, AND A DELTA ANGLE OF 50 DEGREES 01 MINUTES 22 SECONDS TO A POINT;
6. SOUTH 26 DEGREES 16 MINUTES 49 SECONDS WEST 162.29 FEET TO A POINT;
7. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 559.94 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 02 MINUTES 08 SECONDS WEST 141.23 FEET, AN ARC DISTANCE OF 141.60 FEET, AND A DELTA ANGLE OF 14 DEGREES 29 MINUTES 22 SECONDS TO A POINT;

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THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO ROBERT B. AND BARBARA L. JOHNSON AS RECORDED IN O.R. VOLUME 2033, PAGE 943, NORTH 02 DEGREES 08 MINUTES 16 SECONDS EAST 1312.95 FEET TO PLACE OF BEGINNING, PASSING IRON PINS SET AT 80.84 FEET, 705.58 FEET AND 997.58 FEET.

CONTAINING 1.866 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 208 (SOUTH LEEDOM ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

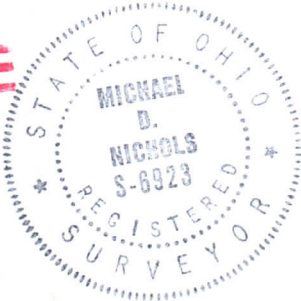
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

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 21ST DAY OF MARCH 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF MARCH 2018.

OFFICE COPY  
NOT RECORDABLE

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: [Signature] 3/19/2018

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

4/2/18  
Date Fee Paid



SURVEY FOR ROBERT WILLIS

AUDITORS PARCEL NUMBER

53-53-70-30-09-000 (PART)

TO BE COMBINED WITH 53-53-70-30-06-000

BEING A PART OF THE PARCEL CONVEYED TO ROBERT B. & BARBARA L. JOHNSON IN O.R. VOLUME 2033, PAGE 943 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 30, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

DOUGLAS J. & DARYLIN J. BEST  
O.R. VOL. 2245, PG. 45

☒ SOUTH LEEDOM ROAD  
(TWP. RD. 208)

C. RICHARD & MARY M. ZESIGER  
O.R. VOL. 2655, PG. 683

ROBERT J. WILLIS  
O.R. VOL. 1737, PG. 214

POB  
(SEE TIE-IN DETAIL)

S86°41'36"E  
99.62' (TOTAL)

N86°41'36"W  
86.97'

CHORD - S18°48'39"W 265.44'  
RAD - 662.73'  
ARC - 267.25'  
DELTA - 23°06'17"

CHORD - S08°22'20"E 149.34'  
RAD - 271.55'  
ARC - 151.29'  
DELTA - 31°55'18"

ROBERT B. & BARBARA L. JOHNSON  
O.R. VOL. 2033, PG. 943

☒ SOUTH LEEDOM ROAD  
(TWP. RD. 208)

CHORD - S01°25'27"W 311.35'  
RAD - 368.21'  
ARC - 321.47'  
DELTA - 50°01'22"

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.

CHORD - S19°02'08"W 141.23'  
RAD - 559.94'  
ARC - 141.60'  
DELTA - 14°29'22"

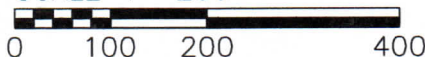
ROBERT B. & BARBARA L. JOHNSON  
O.R. VOL. 2033, PG. 943

ROBERT B. JOHNSON  
O.R. VOL. 2017, PG. 765

DESCRIPTION  
APPROVED

By: *[Signature]* 3/29/2018

SCALE 1"=200'



LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ STONE FOUND

TIE-IN DETAIL  
NOT TO SCALE

5/8" REBAR WITH  
"BIEDENBACH" CAP

N87°20'35"W 990.00'

CENTER OF  
SECTION 30

5/8" REBAR WITH  
"BIEDENBACH" CAP

S10°13'52"W 1096.45'

S75°37'10"E 1135.73'

POB

5/8" REBAR WITH  
"BASELINE" CAP

5/8" REBAR WITH  
"BIEDENBACH" CAP

77.37'

22.25'

ROBERT J. WILLIS  
O.R. VOL. 1737, PG. 214

ROBERT B. & BARBARA L. JOHNSON  
O.R. VOLUME 2033, PAGE 943  
1.866 ACRES

APPROVED

MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

GLENN M. & JANE E. KENNEDY  
O.R. VOL. 1565, PG. 418

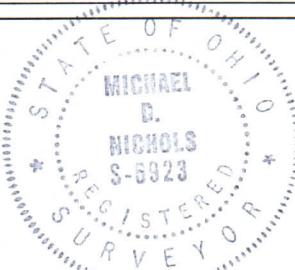
RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.28 AC. PARCEL  
COMPLETED APRIL 11, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 5.05, 6.02, 6.35, & 6.38 AC. PARCELS  
COMPLETED APRIL 11, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 69.108± AC. PARCEL  
COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 93.765 AC. PARCEL  
COMPLETED JUNE 1, 2005 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 32.180 AC. PARCEL  
COMPLETED NOV. 10, 2015 BY J. LEACHMAN PS8536

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 21ST DAY OF MARCH,  
2018, FROM A FIELD SURVEY COMPLETED THE  
19TH DAY OF MARCH, 2018.

NOT RECORDABLE

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE  
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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWJ

DATE: 03-21-18

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 6071

DRAWING NO:  
Z:\6071\6071.dwg