

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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DOUG BEST AUDITORS PARCEL NUMBERS 53-53-70-30-08-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DOUGLAS J. AND DARYLIN J. BEST IN O.R. VOLUME 2245, PAGE 45 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF 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 CAP) AT THE CENTER OF SECTION 30;

THENCE WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO EVERETT G. AND E. MARIE LEEDOM, TRUSTEES IN O.R. VOLUME 2025, PAGE 846), SOUTH 86 DEGREES 21 MINUTES 08 SECONDS EAST, PASSING AN IRON PIN SET AT 647.65 FEET, A TOTAL DISTANCE OF 669.03 FEET TO A POINT IN THE CENTER OF SOUTH LEEDOM ROAD (TOWNSHIP ROAD 208), SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID QUARTER SECTION LINE AND THE SOUTH LINE OF THE SAID LEEDOM PARCEL, SOUTH 86 DEGREES 21 MINUTES 08 SECONDS EAST 630.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN IRON PIN SET AT 26.68 FEET;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO ROBERT B. AND BARBARA L. JOHNSON IN DEED VOLUME 755, PAGE 125 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 02 DEGREES 28 MINUTES 55 SECONDS WEST 1319.48 FEET TO EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 86 DEGREES 16 MINUTES 46 SECONDS WEST, PASSING AN IRON PIN SET AT 1148.96 FEET, A TOTAL DISTANCE OF 1235.93 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID TOWNSHIP ROAD, SAID POINT BEING SOUTH 86 DEGREES 16 MINUTES 46 SECONDS EAST 22.25 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE SAID JOHNSON WEST LINE AND WITH THE CENTER OF THE SAID TOWNSHIP ROAD AND TRAVERSING THROUGH THE ABOVE SAID BEST PARCEL THE FOLLOWING 11 COURSES AND DISTANCES:

1. NORTH 29 DEGREES 39 MINUTES 59 SECONDS EAST 89.06 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 373.26 FEET (CHORD BEARING NORTH 13 DEGREES 26 MINUTES 42 SECONDS EAST 208.54 FEET, DELTA ANGLE 32 DEGREES 26 MINUTES 35 SECONDS) AN ARC DISTANCE OF 211.35 FEET TO A POINT;
3. NORTH 02 DEGREES 46 MINUTES 36 SECONDS WEST 149.65 FEET TO A POINT;
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1247.17 FEET (CHORD BEARING NORTH 01 DEGREES 58 MINUTES 24 SECONDS EAST 206.54 FEET, DELTA ANGLE 9 DEGREES 29 MINUTES 58 SECONDS) AN ARC DISTANCE OF 206.78 FEET TO A POINT;
5. NORTH 06 DEGREES 43 MINUTES 23 SECONDS EAST 93.62 FEET TO A POINT, SAID POINT BEING SOUTH 25 DEGREES 04 MINUTES 15 SECONDS EAST 32.48 FEET FROM AN IRON PIN SET;

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6. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 288.18 FEET (CHORD BEARING NORTH 21 DEGREES 33 MINUTES 12 SECONDS EAST 147.52 FEET, DELTA ANGLE 29 DEGREES 39 MINUTES 39 SECONDS) AN ARC DISTANCE OF 149.18 FEET TO A POINT;
7. NORTH 36 DEGREES 23 MINUTES 01 SECONDS EAST 87.01 FEET TO A POINT, SAID POINT BEING SOUTH 08 DEGREES 21 MINUTES 10 SECONDS EAST 24.56 FEET FROM AN IRON PIN SET;
8. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 219.45 FEET (CHORD BEARING NORTH 53 DEGREES 06 MINUTES 05 SECONDS EAST 126.25 FEET, DELTA ANGLE 33 DEGREES 26 MINUTES 08 SECONDS) AN ARC DISTANCE OF 128.06 FEET TO A POINT;
9. NORTH 69 DEGREES 49 MINUTES 18 SECONDS EAST 149.91 FEET TO A POINT, SAID POINT BEING SOUTH 67 DEGREES 41 MINUTES 45 SECONDS WEST 135.94 FEET FROM AN IRON PIN SET;
10. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 327.90 FEET (CHORD BEARING NORTH 49 DEGREES 37 MINUTES 11 SECONDS EAST 225.41 FEET, DELTA ANGLE 40 DEGREES 12 MINUTES 25 SECONDS) AN ARC DISTANCE OF 230.11 FEET TO A POINT;
11. NORTH 29 DEGREES 30 MINUTES 59 SECONDS EAST 78.45 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 32.180 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SOUTH LEEDOM ROAD (TOWNSHIP ROAD 208) 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 THE PREVIOUS SURVEY OF A 69.108 MORE OR LESS ACRES PARCEL, COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS 5718.

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 10TH DAY OF NOVEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 4TH DAY OF NOVEMBER, 2015.

OFFICE COPY

NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



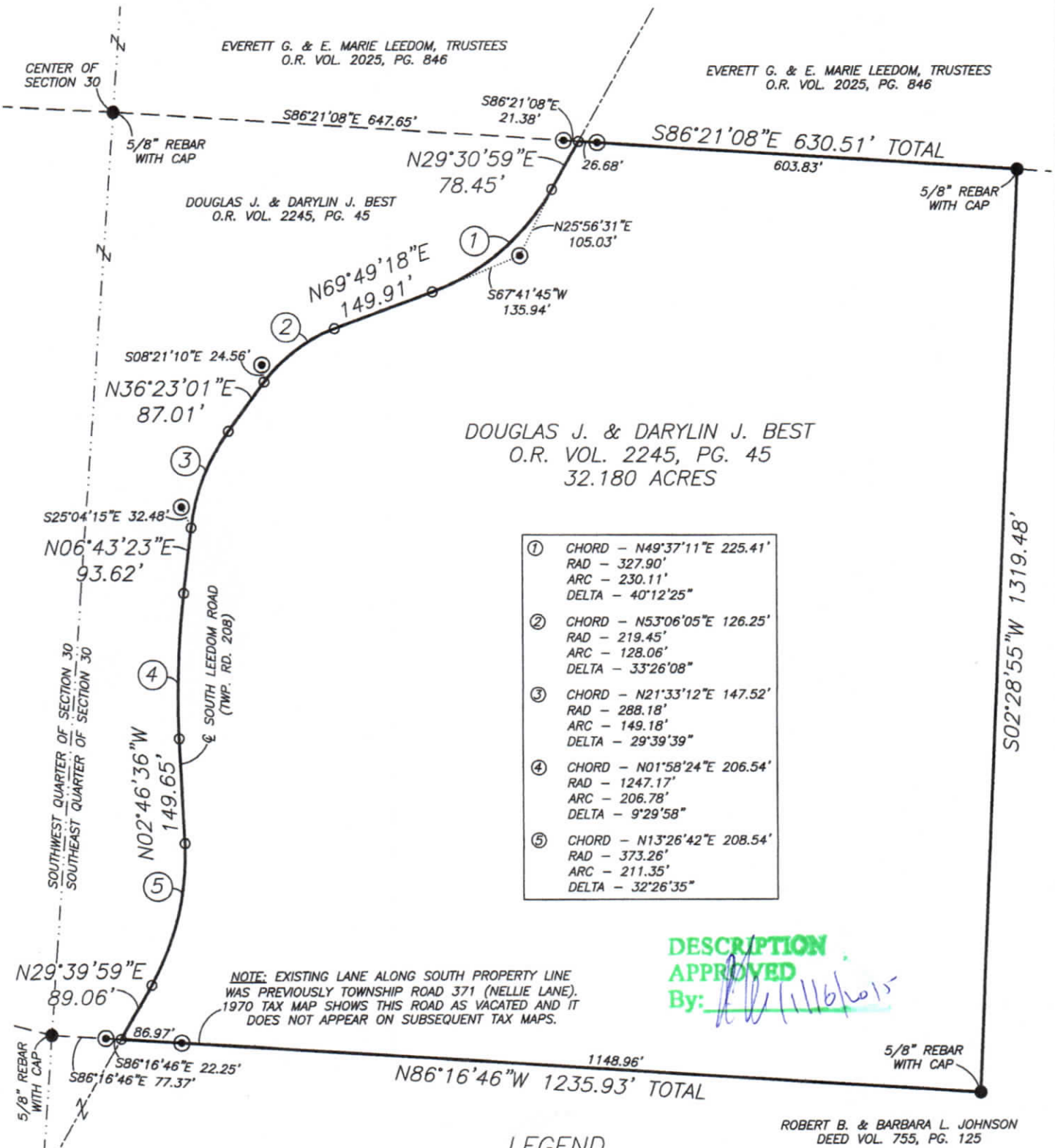
DESCRIPTION APPROVED
By: *[Signature]* 11/6/2015

SURVEY FOR DOUG BEST

AUDITORS PARCEL NUMBER
53-53-70-30-08-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DOUGLAS J. & DARYLIN J. BEST IN O.R. VOLUME 2245, PAGE 45 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF 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 THE PREVIOUS SURVEY OF A 69.108 MORE OR LESS ACRES PARCEL COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS 5718.



①	CHORD - N49°37'11\"/>
②	CHORD - N53°06'05\"/>
③	CHORD - N21°33'12\"/>
④	CHORD - N01°58'24\"/>
⑤	CHORD - N13°26'42\"/>

DESCRIPTION APPROVED

By: *[Signature]*

NOTE: EXISTING LANE ALONG SOUTH PROPERTY LINE WAS PREVIOUSLY TOWNSHIP ROAD 371 (NELLIE LANE). 1970 TAX MAP SHOWS THIS ROAD AS VACATED AND IT DOES NOT APPEAR ON SUBSEQUENT TAX MAPS.

ROBERT B. & BARBARA L. JOHNSON
DEED VOL. 755, PG. 125

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>
- ANGLE POINTS



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 69.108± AC. PARCEL
COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS5718
MUSKINGUM COUNTY GIS
MUSKINGUM COUNTY TAX MAPS

I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF NOVEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 4th DAY OF NOVEMBER, 2015.

OFFICE COPY NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

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DRAWN BY: JWJ	DATE: 11-10-15	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5826	DRAWING NO: Z:\5826\5826.dwg