

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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TRACT 1 - SURVEY FOR CHAD SHIRER

LANCE M. SHIRER

AUDITOR'S PARCEL NUMBER

56-20-01-03-000 (PART)

TO BE COMBINED WITH 56-20-01-02-000

BEING A PART OF THE PARCEL CONVEYED TO LANCE M. SHIRER IN O.R. VOLUME 2905, PAGE 682 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 24, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE SAID LOT 24;

THENCE WITH THE NORTH LINE OF THE SAID LOT, NORTH 88 DEGREES 05 MINUTES 20 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT 124.46 FEET, A TOTAL DISTANCE OF 940.99 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

THENCE LEAVING THE SAID LOT LINE, SOUTH 48 DEGREES 07 MINUTES 29 SECONDS WEST 355.54 FEET TO A POINT IN THE CENTER OF ADAMSVILLE OTSEGO ROAD (STATE ROUTE 93) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO CHAD D. SHIRER (O.R. VOLUME 2905, PAGE 674), SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE CONVEYED;

THENCE WITH THE CENTER OF SAID ROAD, SOUTH 43 DEGREES 57 MINUTES 58 SECONDS WEST 76.07 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID LANCE M. SHIRER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 65 DEGREES 14 MINUTES 50 SECONDS WEST, PASSING AN IRON PIN SET AT 35.34 FEET, A TOTAL DISTANCE OF 182.92 FEET TO AN IRON PIN SET;
- 2. NORTH 17 DEGREES 40 MINUTES 30 SECONDS EAST 134.80 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE WEST LINE OF THE ABOVE SAID CHAD D. SHIRER PARCEL;

THENCE WITH THE SAID SHIRER WEST LINE, SOUTH 13 DEGREES 38 MINUTES 32 SECOND WEST 95.26 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF THE SAID SHIRER PARCEL;

THENCE WITH THE SOUTH LINE OF THE SAID SHIRER PARCEL, SOUTH 73 DEGREES 56 MINUTES 28 SECONDS EAST, PASSING AN IRON PIN SET AT 164.40 FEET, A TOTAL DISTANCE OF 208.60 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.256 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF ADAMSVILLE OTSEGO ROAD (STATE ROUTE 93) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS AN SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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 6TH DAY OF APRIL 2026, FROM A FIELD SURVEY COMPLETED ON THE 25TH DAY OF MARCH 2026.

OFFICE COPY

NOT RECORDED
PROFESSIONAL SURVEYOR 8536

7007 CHAD SHIRER TRACT 1



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB 4-16-26
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhart
4-16-2026

SURVEY FOR CHAD SHIRER & LANCE SHIRER

AUDITOR'S PARCEL NUMBER
56-20-01-03-000 (PART)

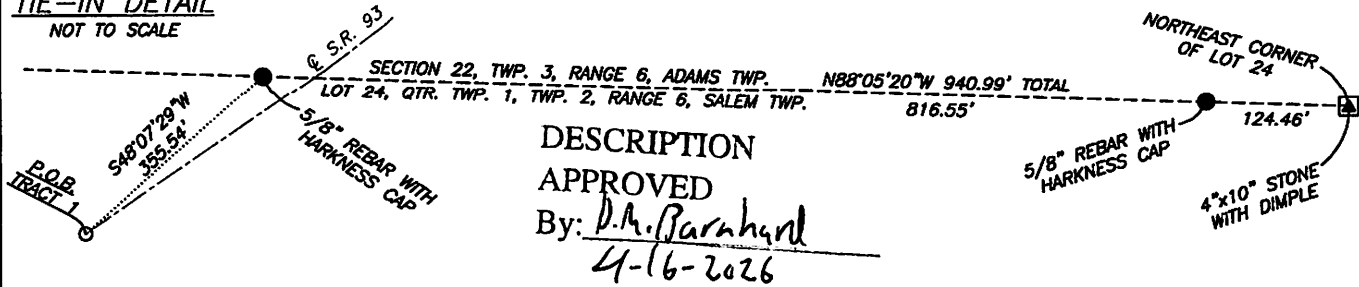
BEING A PART OF THE PARCEL CONVEYED TO LANCE M. SHIRER IN O.R. VOLUME 2905, PAGE 682 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 24, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



TIE-IN DETAIL

NOT TO SCALE



DESCRIPTION
APPROVED

By: D.M. Barahnd
4-16-2026

TRACT 2

56-20-01-03-000 (PART)
LANCE M. SHIRER
O.R. 2905, PG. 682
0.212 ACRES

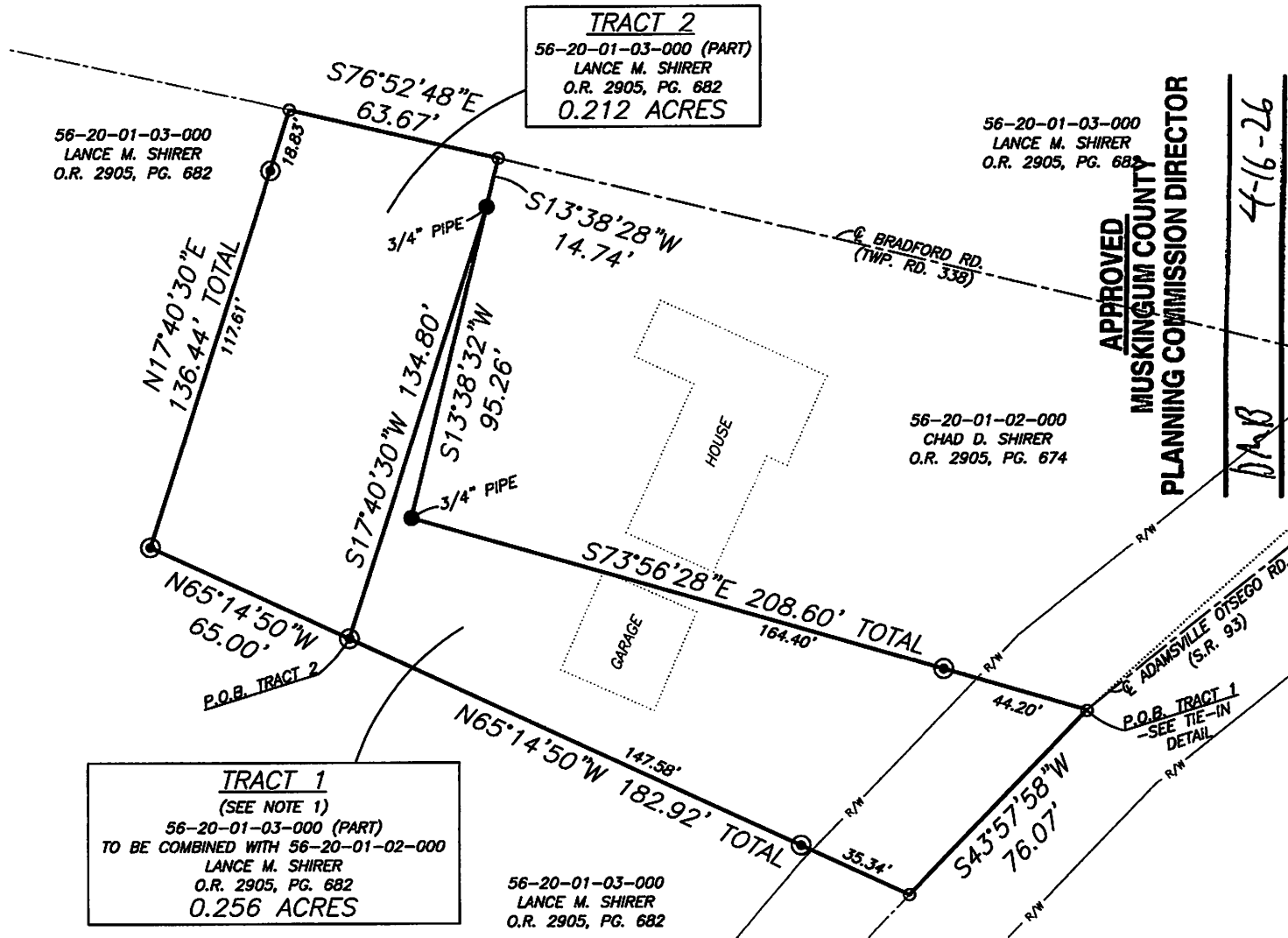
56-20-01-03-000
LANCE M. SHIRER
O.R. 2905, PG. 682

56-20-01-03-000
LANCE M. SHIRER
O.R. 2905, PG. 682

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4-16-26

DATE



TRACT 1

(SEE NOTE 1)

56-20-01-03-000 (PART)
TO BE COMBINED WITH 56-20-01-02-000
LANCE M. SHIRER
O.R. 2905, PG. 682
0.256 ACRES

56-20-01-03-000
LANCE M. SHIRER
O.R. 2905, PG. 682

RESEARCH

DEEDS AS SHOWN

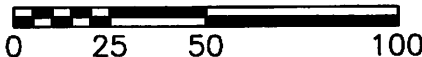
PREVIOUS SURVEY OF A 0.67 AC. PARCEL COMPLETED MAY 18, 1968 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 5.00 AC. PARCEL COMPLETED MARCH 9, 1995 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 5.47 AC. PARCEL COMPLETED AUG. 10, 2005 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF GREEN VALLEY LOTS (7 LOTS) COMPLETED JAN. 2006 BY C.R. HARKNESS PS6885.
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND

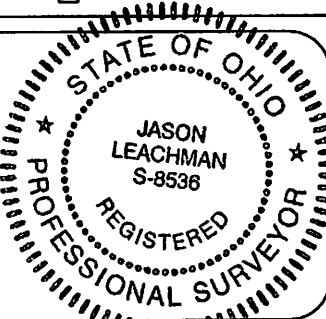
NOTE 1: TRACT 1 IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

SCALE 1"=50'



I, JASON LEACHMAN, 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 APRIL, 2026, FROM A FIELD SURVEY COMPLETED THE 25th DAY OF MARCH, 2026.

OFFICE COPY
NOT RECORDEABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BE@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-06-26

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 7097

DRAWING NO: 2\7097\7097.dwg