

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

NATHAN WHITAKER

AUDITOR'S PARCEL NUMBER

62-01-01-01-000 (PART – 1.259 ACRES), 62-01-01-02-000 (PART-1.734 ACRES),
AND 62-04-01-25-000 (PART-0.778 ACRES)

BEING A PART OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO R. MICHAEL AND SUSAN R. WHITAKER IN O.R. VOLUME 1681, PAGE 492 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SECTION 6;

THENCE WITH THE EAST LINE OF THE SAID SECTION 6, NORTH 03 DEGREES 06 MINUTES 59 SECONDS EAST 1444.87 FEET (DEED) TO A POINT IN THE CENTER OF RIDGE ROAD (COUNTY ROAD 34), SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF SAID RIDGE ROAD (ALSO BEING THE NORTH LINE OF A PARCEL CONVEYED TO GARY L., II, AND HEATHER M. CARSON IN OFFICIAL RECORD VOLUME 2043, PAGE 779), NORTH 76 DEGREES 00 MINUTES 57 SECONDS WEST 263.76 FEET TO A POINT IN THE SAID ROAD;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID WHITAKER PARCELS THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 00 DEGREES 50 MINUTES 41 SECONDS EAST, PASSING AN IRON PIN SET AT 34.16 FEET, A TOTAL DISTANCE OF 402.29 FEET TO AN IRON PIN SET;
2. NORTH 42 DEGREES 00 MINUTES 12 SECONDS EAST 125.22 FEET TO AN IRON PIN SET;
3. SOUTH 66 DEGREES 22 MINUTES 02 SECONDS EAST 124.83 FEET TO AN IRON PIN SET;
4. SOUTH 80 DEGREES 40 MINUTES 38 SECONDS EAST 273.60 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 02 DEGREES 28 MINUTES 30 SECONDS WEST 1141.52 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-LINN CAP);

THENCE WITH THE WEST LINE OF SCOTT W. AND PAULA J. DAVIS (OFFICIAL RECORD VOLUME 2459, PAGE 893), SOUTH 02 DEGREES 28 MINUTES 30 SECONDS WEST 164.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5;

THENCE WITH THE SAID SOUTH LINE (ALSO BEING THE NORTH LINE OF A PARCEL CONVEYED TO RAYMOND D. AND LISA J. CROCK IN OFFICIAL RECORD VOLUME 2903, PAGE 917), NORTH 86 DEGREES 52 MINUTES 05 SECONDS WEST 194.40 FEET TO AN IRON PIN SET AT A BROKEN CORNER POST AT THE NORTHWEST CORNER OF THE SAID CROCK PARCEL;

THENCE WITH THE WEST LINE OF THE SAID CROCK PARCEL, SOUTH 03 DEGREES 06 MINUTES 59 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-MCPEEK CAP) AT 291.65 FEET, A TOTAL DISTANCE OF 311.15 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 3.771 ACRES TOTAL WITH 1.259 ACRES FROM AUDITOR'S PARCEL NUMBER 62-01-01-01-000, 1.734 ACRES FROM AUDITOR'S PARCEL NUMBER 62-01-01-02-000, AND 0.778 ACRES FROM AUDITOR'S PARCEL NUMBER 62-04-01-25-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIDGE ROAD (COUNTY ROAD 34) 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, 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 24TH DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23RD DAY OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: D.M. Barnhard
8-4-2025

8/1/25
DATE

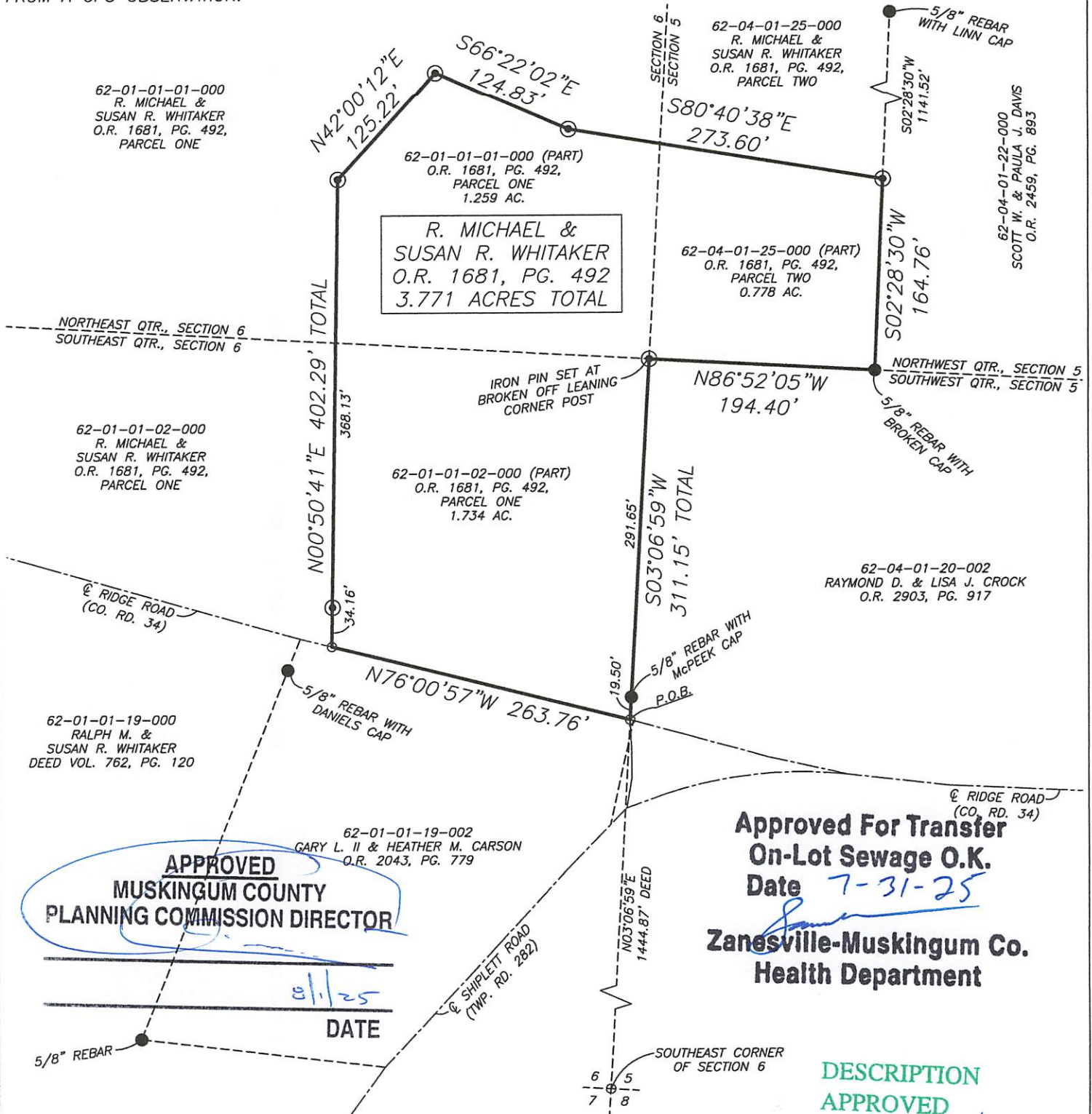
SURVEY FOR NATHAN WHITAKER

AUDITOR'S PARCEL NUMBERS

62-01-01-01-000 (PART-1.259 AC.), 62-01-01-02-000 (PART-1.734 AC.)
& 62-04-01-25-000 (PART-0.778 AC.)

BEING A PART OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO R. MICHAEL AND SUSAN R. WHITAKER IN O.R. VOLUME 1681, PAGE 492 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

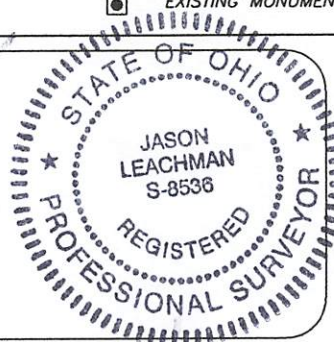


RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 34.40± AC. PARCEL COMPLETED JAN.
29, 2020 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 2.16 AC. PARCEL COMPLETED MARCH
27, 2002 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 52.96± AC. PARCEL COMPLETED OCT.
31, 1996 BY T.H. LINN PS7113.
I-70 CENTERLINE AND RIGHT OF WAY PLANS
MUSKINGUM COUNTY GIS

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 24th DAY OF JUNE, 2025,
FROM A FIELD SURVEY COMPLETED THE 23rd DAY
OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE
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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rrrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-24-25

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 7168

DRAWING NO:
Z:\7168\7168.dwg