

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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CLATA OTTO LUBURGH AND SALLY A. LUBURGH AUDITOR'S PARCEL NUMBERS

62-20-01-23-000 (PART - 13.243 AC.) AND 62-39-01-01-000 (ALL - 29.943 AC.)

BEING A PART OF PARCEL TWO AND ALL OF PARCEL THREE AS CONVEYED TO CLATA OTTO LUBURGH AND SALLY A. LUBURGH IN O.R. VOLUME 2576, PAGE 597 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8 AND IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE (0.8 FEET X 0.5 FEET) AT THE NORTHEAST CORNER OF SECTION 17;

THENCE WITH THE WEST LINE OF THE SAID SECTION (WEST LINE OF A PARCEL CONVEYED TO DUSTIN K. AND JOSIE N. DANIELS, TRUSTEES IN O.R. VOLUME 3271, PAGE 800), SOUTH 02 DEGREES 54 MINUTES 15 SECONDS WEST 1032.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

THENCE LEAVING THE SAID SECTION LINE AND CONTINUING WITH THE SAID DANIELS LINE, NORTH 87 DEGREES 33 MINUTES 43 SECONDS WEST 1264.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) ON THE EAST LINE OF LOT 5 OF WILKINS MEADOWS SUBDIVISION (PLAT BOOK 18, PAGE 107);

THENCE WITH THE EAST LINE OF THE SAID LOT 5 AS CONVEYED TO BRIAN T. AND ROBIN C. DENMAN IN O.R. VOLUME 1834, PAGE 403 AND WITH THE EAST LINE OF LOT 6 AS CONVEYED TO HENRY C. AND NANCY L. CORNETT, TRUSTEES IN O.R. VOLUME 3173, PAGE 389 AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JACK E. AND REGINA L. SPRANKEL IN O.R. VOLUME 2025, PAGE 219, NORTH 03 DEGREES 03 MINUTES 25 SECONDS EAST 1032.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) ON THE NORTH LINE OF SECTION 17, SAID IRON PIN BEING SOUTH 87 DEGREES 31 MINUTES 49 SECONDS EAST 1301.38 FEET FROM AN EXISTING STONE (0.25 FEET BY 0.4 FEET);

THENCE TRAVERSING THROUGH THE ABOVE SAID LUBURGH PARCELS THE FOLLOWING 10 COURSES AND DISTANCES:

1. NORTH 84 DEGREES 08 MINUTES 29 SECONDS EAST 37.28 FEET TO AN IRON PIN SET;
2. NORTH 79 DEGREES 21 MINUTES 25 SECONDS EAST 84.65 FEET TO AN IRON PIN SET;
3. SOUTH 78 DEGREES 32 MINUTES 25 SECONDS EAST 161.17 FEET TO AN IRON PIN SET;
4. NORTH 61 DEGREES 43 MINUTES 39 SECONDS EAST 210.87 FEET TO AN IRON PIN SET;
5. NORTH 17 DEGREES 55 MINUTES 10 SECONDS WEST 197.61 FEET TO AN IRON PIN SET;
6. NORTH 26 DEGREES 19 MINUTES 33 SECONDS WEST 166.41 FEET TO AN IRON PIN SET;
7. NORTH 44 DEGREES 02 MINUTES 35 SECONDS WEST 157.64 FEET TO AN IRON PIN SET;
8. NORTH 34 DEGREES 16 MINUTES 30 SECONDS WEST 163.33 FEET TO AN IRON PIN SET;
9. NORTH 48 DEGREES 52 MINUTES 06 SECONDS WEST 145.47 FEET TO AN IRON PIN SET;
10. NORTH 45 DEGREES 36 MINUTES 44 SECONDS WEST 186.05 FEET TO A POINT IN THE CENTER OF OLD COOPERMILL ROAD (TOWNSHIP ROAD 142), PASSING AN IRON PIN SET AT 139.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 54 DEGREES 20 MINUTES 03 SECONDS EAST 187.47 FEET TO A POINT;

THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO BRENT A. MCKAY IN O.R. VOLUME 1805, PAGE 254, SOUTH 38 DEGREES 45 MINUTES 14 SECONDS EAST 855.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 26.86 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID MCKAY PARCEL AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO WILLIAM ROBERTS AND HEATHER SMITH IN O.R. VOLUME 1677, PAGE 440, AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO THOMAS HAROLD BROWN AND HAYLEY SMITH IN O.R. VOLUME 1681, PAGE 684, NORTH 63 DEGREES 09 MINUTES 34 SECONDS EAST 659.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE FIRST PARCEL OF TRACT THREE AS CONVEYED TO CHARLES R. AND DEBRA L. LEASURE N O.R. VOLUME 2224, PAGE 354, SOUTH 87 DEGREES 12 MINUTES 18 SECONDS EAST 132.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE WITH THE WEST LINE OF THE SECOND PARCEL OF TRACT THREE AS CONVEYED TO CHARLES R. AND DEBRA L. LEASURE IN O.R. VOLUME 2224, PAGE 354 AND WITH THE WEST LINE OF THE ABOVE SAID DANIELS PARCELS, SOUTH 02 DEGREES 44 MINUTES 00 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT 391.98 FEET, A TOTAL DISTANCE OF 687.64 FEET TO THE PLACE OF BEGINNING.

CONTAINING 43.186 ACRES TOTAL, WITH 13.243 ACRES FROM AUDITOR'S PARCEL NUMBER 62-20-01-23-000 (PART) AND 29.943 ACRES FROM AUDITOR'S PARCEL NUMBER 62-39-01-01-000 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF OLD COOPERMILL ROAD (TOWNSHIP ROAD 142) 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 18TH DAY OF NOVEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 12TH DAY OF NOVEMBER 2025.



OFFICE COPY

~~NOT RECORDABLE~~

DESCRIPTION
APPROVED

By: P.A. Barnhart

12-3-2025

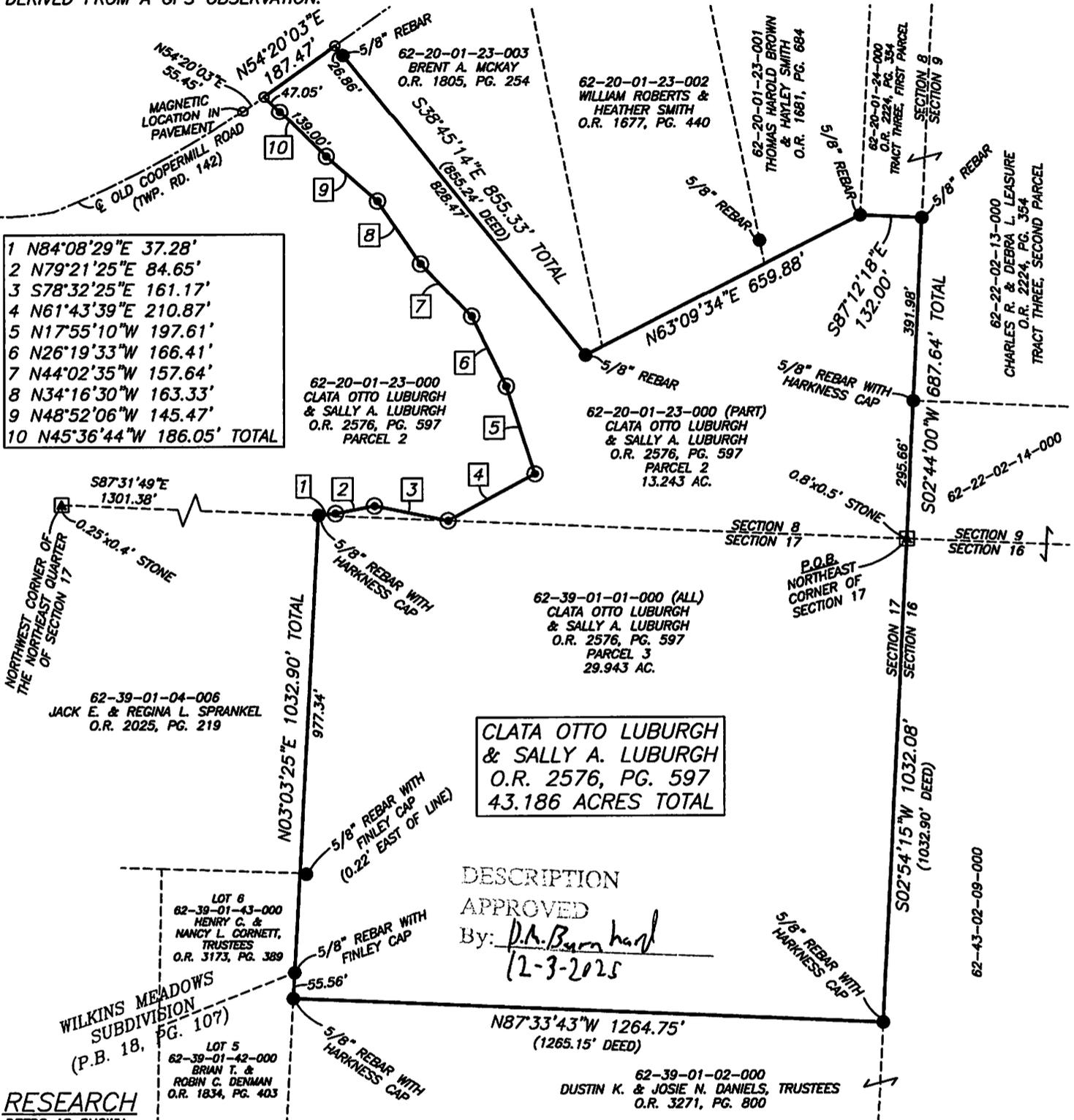
SURVEY FOR OTTO LUBURGH

AUDITOR'S PARCEL NUMBERS

62-20-01-23-000 (PART-13.243 AC.) & 62-39-01-01-000 (ALL-29.943 AC.)

BEING A PART OF PARCEL TWO AND ALL OF PARCEL THREE AS CONVEYED TO CLATA OTTO LUBURGH AND SALLY A. LUBURGH IN O.R. VOLUME 2576, PAGE 597 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8 AND IN THE NORTHEAST QUARTER OF SECTION 17, 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.



- 1 N84°08'29"E 37.28'
- 2 N79°21'25"E 84.65'
- 3 S78°32'25"E 161.17'
- 4 N61°43'39"E 210.87'
- 5 N17°55'10"W 197.61'
- 6 N26°19'33"W 166.41'
- 7 N44°02'35"W 157.64'
- 8 N34°16'30"W 163.33'
- 9 N48°52'06"W 145.47'
- 10 N45°36'44"W 186.05' TOTAL

RESEARCH
 DEEDS AS SHOWN
 PREVIOUS SURVEY OF A 93.62 AC. PARCEL COMPLETED DEC. 29, 2005 BY C.R. HARKNESS PS6885.
 PREVIOUS SURVEY OF A 59.83 AC. PARCEL COMPLETED JUNE 15, 2001 BY L.P. DINAN PS5451.
 PREVIOUS SURVEY OF A 5.005 AC. PARCEL COMPLETED AUG. 27, 2003 BY L.P. DINAN PS5451.
 PREVIOUS SURVEY OF A 7.42 AC. PARCEL COMPLETED MARCH 4, 2002 BY L.P. DINAN PS5451.
 PREVIOUS SURVEY OF A 23.284 AC. PARCEL COMPLETED APRIL 14, 2006 BY T.J. FINLEY PS7222.
 PLAT BOOK 18, PAGE 108
 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 18th DAY OF NOVEMBER, 2025, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF NOVEMBER, 2025.

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.

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DRAWN BY: JWL	DATE: 11-18-25	SCALE: 1"=300'	
CHECKED BY: MDN	JOB NO: 7250	DRAWING NO: Z\7250\7250.dwg	