

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@mohio.com

Telephone (740) 453-4850

DALE SCHWARTZMILLER AND NANCY SCHWARTZMILLER RAGIAS
PARCEL NUMBER
62-64-01-06-000 (PART -5.051 AC.)

BEING A PART OF THE PARCEL CONVEYED TO DALE SCHWARTZMILLER AND NANCY SCHWARTZMILLER RAGIAS IN O.R. VOLUME 3244, PAGE 809 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15, 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 CENTER OF SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 4, NORTH 02 DEGREES 37 MINUTES 40 SECONDS EAST 1140.00 FEET (BY DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR-HARKNESS CAP) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO CRIS SIDWELL (O.R. VOLUME 1910, PAGE 543);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF THE SAID SIDWELL PARCEL, NORTH 87 DEGREES 10 MINUTES 20 SECONDS WEST 574.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-HARKNESS CAP) AT THE NORTHWEST CORNER OF THE SAID SIDWELL PARCEL;

THENCE TRAVERSING INTO THE ABOVE SAID SCHWARTZMILLER PARCEL, NORTH 49 DEGREES 26 MINUTES 32 SECONDS EAST 182.75 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING INTO THE SAID SCHWARTZMILLER PARCEL, THE FOLLOWING THIRTEEN COURSES AND DISTANCES:

1. NORTH 58 DEGREES 51 MINUTES 02 SECONDS WEST 145.23 FEET TO AN IRON PIN SET;
2. NORTH 61 DEGREES 04 MINUTES 09 SECONDS WEST 159.35 FEET TO AN IRON PIN SET;
3. NORTH 25 DEGREES 20 MINUTES 56 SECONDS EAST 161.06 FEET TO AN IRON PIN SET;
4. NORTH 20 DEGREES 48 MINUTES 17 SECONDS EAST 187.35 FEET TO AN IRON PIN SET;
5. NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST 395.00 FEET TO AN IRON PIN SET;
6. NORTH 30 DEGREES 48 MINUTES 52 SECONDS EAST 84.75 FEET TO AN IRON PIN SET ON THE WEST LINE OF PAXTON LANE (TOWNSHIP ROAD 722A);
7. WITH THE SAID WEST LINE OF PAXTON LANE, SOUTH 15 DEGREES 49 MINUTES 40 SECONDS WEST 10.00 FEET TO AN IRON PIN SET;
8. WITH THE SOUTH LINE OF SAID PAXTON LANE, SOUTH 74 DEGREES 10 MINUTES 20 SECONDS EAST 40.00 FEET;
9. LEAVING THE SAID ROAD, SOUTH 02 DEGREES 23 MINUTES 28 SECONDS EAST 205.23 FEET TO AN IRON PIN SET;
10. SOUTH 41 DEGREES 03 MINUTES 41 SECONDS EAST 109.96 FEET TO AN IRON PIN SET;
11. SOUTH 87 DEGREES 38 MINUTES 16 SECONDS EAST 97.03 FEET TO AN IRON PIN SET;
12. SOUTH 09 DEGREES 03 MINUTES 16 SECONDS EAST 439.94 FEET TO AN IRON PIN SET;
13. SOUTH 45 DEGREES 52 MINUTES 10 SECONDS WEST 278.23 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 5.051 ACRES FROM AUDITOR'S PARCEL NUMBER 62-64-01-06-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 722A (PAXTON LANE) 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 14TH DAY OF MAY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 14TH DAY OF MAY 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: D.M. Barnard
5-22-2025

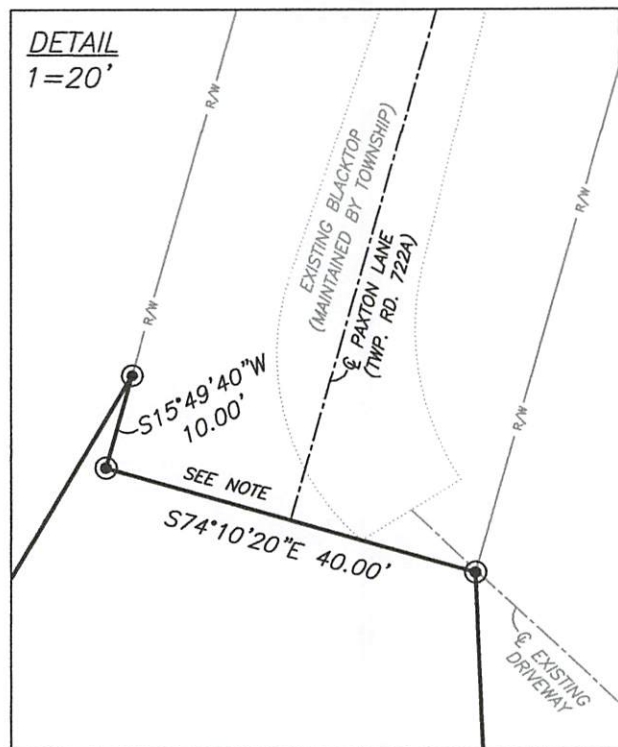
5/22/25
DATE

SURVEY FOR SAM SCHWARTZMILLER

AUDITOR'S PARCEL NUMBER
62-64-01-06-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DALE SCHWARTZMILLER AND NANCY SCHWARTZMILLER RAGIAS IN O.R. VOLUME 3244, PAGE 809 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15, 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.



62-64-01-06-000
DALE SCHWARTZMILLER &
NANCY SCHWARTZMILLER RAGIAS
O.R. 3244, PG. 809

NOTE: THE CENTERLINE OF PAXTON LANE WAS ESTABLISHED BY LOCATING THE CENTER OF THE EXISTING PAVEMENT. THE TERMINUS OF THE ROAD IS BASED ON THE LOCATION OF THE END OF THE TOWNSHIP MAINTAINED PAVEMENT. THIS LOCATION APPEARS TO BE APPROXIMATELY 10' LONGER (MEASURED LENGTH - 3124') THAN THE INVENTORIED LENGTH (FROM THE INTERSECTION WITH THOMPSON RUN ROAD TO THE TERMINUS) AS PROVIDED BY THE MUSKINGUM COUNTY MAP DEPARTMENT (INVENTORIED LENGTH - 3113.7'). THE RIGHT OF WAY IS ASSUMED AT 40' WIDE AS PER THE MUSKINGUM COUNTY MAP DEPARTMENT.

RESEARCH

DEEDS AS SHOWN

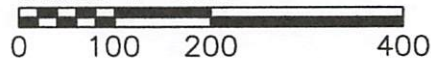
PREVIOUS SURVEY OF A 15.02 AC. AND A 37.97 AC. PARCEL COMPLETED NOV. 24, 2004 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 3.569 AC. PARCEL COMPLETED APRIL 4, 1981 BY E.W. FRASURE PS4148.
PREVIOUS SURVEY OF A ONE ACRE PARCEL COMPLETED AUG. 31, 1970 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 10.44 ACRE PARCEL COMPLETED JAN. 25, 2001 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 2.598± ACRE AND A 4.450± AC. PARCEL COMPLETED APRIL 11, 2024 BY B.K. McPEEK PS8517.
MUSKINGUM COUNTY GIS

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

LEGEND

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

SCALE 1"=200'



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 14th DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF MAY, 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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 05-14-25

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7152

DRAWING NO:

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