

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SHAWNA LYNN BODNER
AUDITOR'S PARCEL NUMBER
66-32-02-11-000 (PART)
TO BE COMBINED WITH 66-32-02-12-000

BEING A PART OF THE PARCEL CONVEYED TO SHAWNA LYNN BODNER IN O.R. VOLUME 3315, PAGE 604 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE WITH THE WEST LINE OF SECTION 10, NORTH 02 DEGREES 36 MINUTES 35 SECONDS EAST 891.81 FEET (DEED) TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF THE SAID BONER PARCEL;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF THE SAID BODNER PARCEL, SOUTH 88 DEGREES 38 MINUTES 58 SECONDS EAST 261.79 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO THE VILLAGE OF NEW CONCORD IN DEED VOLUME 669, PAGE 7;

THENCE CONTINUING WITH THE SAID BODNER SOUTH LINE AND WITH THE WEST LINE OF THE SAID VILLAGE PARCEL, NORTH 10 DEGREES 55 MINUTES 00 SECONDS EAST 99.72 FEET TO AN EXISTING IRON PIN (1/2 INCH PINCH TOP PIPE), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID BODNER SOUTH LINE AND TRAVERSING THROUGH THE SAID BODNER PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 45 DEGREES 09 MINUTES 55 SECONDS EAST 110.56 FEET TO AN IRON PIN SET;
2. NORTH 69 DEGREES 19 MINUTES 29 SECONDS EAST 147.82 FEET TO AN IRON PIN SET;
3. SOUTH 44 DEGREES 23 MINUTES 21 SECONDS EAST 73.60 FEET TO AN IRON PIN SET;
4. NORTH 52 DEGREES 29 MINUTES 38 SECONDS EAST 13.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH McPEEK CAP) ON THE NORTH LINE OF A PARCEL CONVEYED TO TREVOR J. AND BETHANY L. HAYES IN O.R. VOLUME 2764, PAGE 407, SAID IRON PIN BEING SOUTH 52 DEGREES 29 MINUTES 38 SECONDS WEST 397.08 FEET FROM AN EXISTING IRON PIN 1/2 INCH PIPE);

THENCE WITH THE NORTH LINE OF THE SAID HAYES PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 19 DEGREES 45 MINUTES 14 SECONDS EAST 112.93 FEET TO AN EXISTING IRON PIN (BENT 1/2 INCH PINCH TOP PIPE);
2. SOUTH 63 DEGREES 38 MINUTES 07 SECONDS WEST 128.04 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHEAST CORNER OF THE ABOVE SAID VILLAGE PARCEL;

THENCE LEAVING THE SAID HAYES NORTH LINE AND WITH THE EAST AND NORTH LINES OF THE SAID VILLAGE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 10 DEGREES 45 MINUTES 27 SECONDS EAST 160.33 FEET TO AN EXISTING IRON PIN (1/2 INCH PINCH TOP PIPE);
2. SOUTH 70 DEGREES 56 MINUTES 23 SECONDS WEST 246.02 FEET TO THE PLACE OF BEGINNING;

7272 BODNER TO VILLAGE

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

CONTAINING 0.488 ACRES FROM AUDITOR’S PARCEL NUMBER 66-32-02-11-000. SUBJECT TO A 25 FEET WIDE EASEMENT FOR AN 8 INCH WATERLINE AS RECORDED IN DEED VOLUME 678, PAGE 66; SUBJECT TO A BLANKET EASEMENT FOR EXISTING WATERLINES AS RECORDED IN DEED VOLUME 669, PAGE 7; AND SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

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.

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 28TH DAY OF JANUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23RD DAY OF JANUARY 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR PS-8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMB 2-6-2026
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhard
2-6-2026

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

DESCRIPTION
APPROVED

By: D.M. Barnhard

2-6-2026

66-32-02-11-000
SHAWNA LYNN BODNER
O.R. 3315. PG. 604

EXISTING WATERLINE
(BLANKET EASEMENT RECORDED IN
DEED VOL. 669, PG. 7 MAY APPLY)

25' WIDE EASEMENT
FOR 8" WATERLINE
TO THE MUSKINGUM
DEVELOPMENT CORPORATION
(DEED VOL. 678, PG. 66)

66-32-02-12-000
VILLAGE OF NEW CONCORD
DEED VOL. 669, PG. 7

66-32-02-11-000 (PART)
SHAWNA LYNN BODNER
O.R. 3315, PG. 604
0.488 ACRES

66-32-02-14-000
TREVOR J. & BETHANY L. HAYES
O.R. 2764. PG. 407

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DMP

2-6-2026

DATE _____

RESEARCH

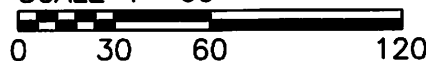
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 9.8949 AC. PARCEL COMPLETED
DEC. 17, 1973 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 6.651± AC. PARCEL COMPLETED
DEC. 13, 2017 BY B.K. McPEEK PS8517.
MUSKINGUM COUNTY GIS

LEGEND

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

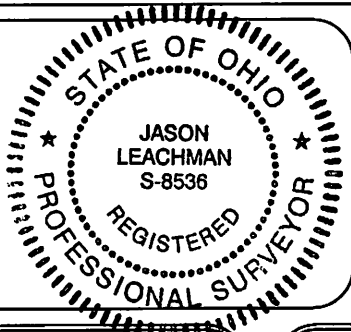
NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

SCALE 1"=60'



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 28th DAY OF JANUARY, 2026. FROM OFFICIAL SURVEY COMPLETED THE 23rd DAY OF JANUARY, 2026.

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: 01-28-26

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 7272

DRAWING NO:
Z:\7272\7272.dwg