

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

SURVEY FOR SHAWNA BODNER

SHAWNA LYNN COULTER		SHAWNA LYNN BODNER
AUDITOR'S PARCEL NUMBER	&	AUDITOR'S PARCEL NUMBER
66-32-02-01-001 (ALL – 5.403 AC.)		66-32-02-11-000 (PART – 8.643 AC.)

BEING ALL OF THE PARCEL CONVEYED TO SHAWNA LYNN COULTER IN DEED VOLUME 1115, PAGE 325 AND PART OF THE PARCEL CONVEYED TO SHAWNA LYNN BODNER IN OR. VOLUME 3315, PAGE 604 OF THE MUSKINGUM COUNTY DEED AND 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), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SECTION LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO THE NEW CONCORD BIBLE CHURCH IN DEED VOLUME 892, PAGE 115, AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JOSEPH R. VANREETH IN O.R. VOLUME 2104, PAGE 828, NORTH 02 DEGREES 13 MINUTES 09 SECONDS EAST 626.64 FEET TO AN EXISTING IRON PIN (3/8 INCH ROD);

THENCE CONTINUING WITH THE SAID SECTION LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO PATRICIA A. EDWARDS IN DEED VOLUME 942, PAGE 81, AND WITH THE EAST LINE OF A PARCEL CONVEYED TO TED Jr. AND ALICE ROSS IN DEED VOLUME 747, PAGE 82, NORTH 01 DEGREES 13 MINUTES 26 SECONDS EAST 171.60 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID SECTION LINE AND CONTINUING WITH THE EAST LINE OF THE SAID ROSS PARCEL, AND WITH THE EAST LINE OF A PARCEL CONVEYED TO AUDREA R. AND DENISE A. CRAWFORD IN O.R. VOLUME 3010, PAGE 840, NORTH 02 DEGREES 10 MINUTES 40 SECONDS EAST 273.87 FEET TO AN EXISTING STONE (5 INCH BY 10 INCH STONE WITH X), AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO PAUL D. DAVIS IN O.R. VOLUME 1966, PAGE 569;

THENCE LEAVING THE SAID SECTION LINE AND LEAVING THE SAID CRAWFORD EAST LINE AND WITH THE SOUTH LINE OF THE SAID DAVIS PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 26 MINUTES 48 SECONDS EAST 116.69 FEET TO AN IRON PIN SET;
2. NORTH 49 DEGREES 42 MINUTES 03 SECONDS EAST 319.98 FEET TO A POINT IN THE CENTER OF RESERVOIR ROAD (TOWNSHIP ROAD 614), PASSING AN EXISTING IRON PIN (1 INCH PIPE) AT 300.98 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. SOUTH 36 DEGREES 00 MINUTES 03 SECONDS EAST 42.39 FEET TO A POINT;
2. SOUTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 60.73 FEET TO A POINT;
3. SOUTH 19 DEGREES 46 MINUTES 01 SECONDS EAST 53.35 FEET TO A POINT;
4. SOUTH 13 DEGREES 13 MINUTES 24 SECONDS EAST 264.41 FEET TO A POINT;
5. SOUTH 14 DEGREES 48 MINUTES 43 SECONDS EAST 51.28 FEET TO A POINT;
6. SOUTH 20 DEGREES 32 MINUTES 27 SECONDS EAST 50.80 FEET TO A POINT;
7. SOUTH 29 DEGREES 55 MINUTES 32 SECONDS EAST 46.14 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO DAVID L. AND JANICE WILLIAMS IN O.R. VOLUME 3297, PAGE 675;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID WILLIAMS PARCEL, SOUTH 75 DEGREES 45 MINUTES 09 SECONDS WEST 136.39 FEET TO A PREVIOUSLY SET IRON PIN, PASSING A PREVIOUSLY SET IRON PIN AT 32.59 FEET;

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THENCE WITH THE WEST LINE OF THE SAID WILLIAMS PARCEL AND WITH THE WEST LINE OF A PARCEL CONVEYED TO DAVID L. AND JANICE L. WILLIAMS IN O.R. VOLUME 3297, PAGE 684, SOUTH 14 DEGREES 23 MINUTES 03 SECONDS EAST 184.64 FEET TO A PREVIOUSLY SET IRON PIN;

THENCE WITH THE SOUTH LINE OF THE SAID WILLIAMS PARCEL (O.R. VOLUME 3297, PAGE 684) THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 84 DEGREES 11 MINUTES 12 SECONDS EAST 48.31 FEET TO A PREVIOUSLY SET IRON PIN ;
2. SOUTH 78 DEGREES 19 MINUTES 10 SECONDS EAST 94.14 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD);
3. NORTH 37 DEGREES 53 MINUTES 27 SECONDS EAST 120.64 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID ROAD, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR) AT 93.71 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, SOUTH 47 DEGREES 28 MINUTES 49 SECONDS EAST 246.30 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO TREVOR J. AND BETHANY L. HAYES IN O.R. VOLUME 2764, PAGE 407;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID HAYES PARCEL, SOUTH 52 DEGREES 29 MINUTES 38 SECONDS WEST 423.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH McPEEK CAP), PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 26.60 FEET;

THENCE LEAVING THE SAID HAYES NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID BODNER PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 52 DEGREES 29 MINUTES 38 SECONDS WEST 13.84 FEET TO AN IRON PIN SET;
2. NORTH 44 DEGREES 23 MINUTES 21 SECONDS WEST 73.60 FEET TO AN IRON PIN SET;
3. SOUTH 69 DEGREES 19 MINUTES 29 SECONDS WEST 147.82 FEET TO AN IRON PIN SET;
4. SOUTH 45 DEGREES 09 MINUTES 55 SECONDS WEST 110.56 FEET TO AN EXISTING IRON PIN (1/2 INCH PINCH TOP PIPE) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO THE VILLAGE OF NEW CONCORD IN DEED VOLUME 669, PAGE 7;

THENCE WITH THE WEST LINE OF THE SAID VILLAGE PARCEL, SOUTH 10 DEGREES 55 MINUTES 00 SECONDS WEST 99.72 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE NORTH LINE OF THE ABOVE SAID HAYES PARCEL;

THENCE WITH THE NORTH LINE OF THE SAID HAYES PARCEL, NORTH 88 DEGREES 38 MINUTES 58 SECONDS WEST 261.79 FEET TO THE PLACE OF BEGINNING;

CONTAINING 14.046 ACRES TOTAL WITH 5.403 ACRES FROM AUDITOR'S PARCEL NUMBER 66-32-02-01-001 (ALL) AND 8.643 ACRES FROM AUDITOR'S PARCEL NUMBER 66-32-02-11-000 (PART). 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.

ALL IRON PINS SET (OR PREVIOUSLY 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
PROFESSIONAL SURVEYOR 8536

7272 BODNER



DESCRIPTION
APPROVED
By: D.H. Barnhard
2-10-2026

DRAWING NO:
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