

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
Fax (740) 450-1000

DEAN BRADFORD

AUDITORS PARCEL NUMBERS

67-66-33-02-04-000 (ALL - 3.527 AC.)

66-66-33-02-03-000 (ALL - 0.449 AC.)

BEING THE REMAINDER OF THE TRACTS CONVEYED TO DEAN AND PEARL BRADFORD BY DEEDS RECORDED IN VOLUME 823, PAGE 91 (PARCEL 2) AND VOLUME 810, PAGE 310 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE VILLAGE OF NEW CONCORD AND IN 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 NORTHEAST QUARTER OF SECTION 10;

THENCE NORTH 05 DEGREES 53 MINUTES 10 SECONDS EAST 530.20 FEET (DEED) TO A POINT;

THENCE NORTH 76 DEGREES 57 MINUTES 00 SECONDS EAST 189.14 FEET (DEED) TO A POINT;

THENCE SOUTH 30 DEGREES 40 MINUTES 37 SECONDS EAST 253.48 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO MICHAEL P. AND DEBORAH A. BABCOCK IN VOLUME 1137, PAGE 611, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. NORTH 74 DEGREES 57 MINUTES 23 SECONDS EAST 481.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT 128.25 FEET;**
- 2. SOUTH 29 DEGREES 20 MINUTES 05 SECONDS EAST 115.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);**
- 3. SOUTH 56 DEGREES 30 MINUTES 19 SECONDS EAST 77.03 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 65 (LIBERTY ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT 49.80 FEET;**

THENCE WITH THE SAID ROAD, SOUTH 05 DEGREES 22 MINUTES 16 SECONDS EAST 165.79 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO GARY BRADLEY AND LOIS MARSH IN VOLUME 1095, PAGE 177 THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 35 DEGREES 54 MINUTES 50 SECONDS WEST 86.99 FEET TO AN EXISTING CONCRETE MONUMENT;**
- 2. SOUTH 51 DEGREES 38 MINUTES 21 SECONDS WEST 291.15 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);**

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO G-R CONTRACTING INC. IN O.R. VOLUME 2470, PAGE 387, SOUTH 51 DEGREES 30 MINUTES 59 SECONDS WEST, 185.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP) ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 83;

THENCE WITH THE SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. NORTH 30 DEGREES 34 MINUTES 40 SECONDS WEST 104.83 FEET TO AN EXISTING CONCRETE MONUMENT;**
- 2. NORTH 17 DEGREES 28 MINUTES 05 SECONDS WEST 246.59 FEET TO AN EXISTING CONCRETE MONUMENT;**
- 3. NORTH 30 DEGREES 40 MINUTES 37 SECONDS WEST 97.27 FEET TO THE PLACE OF BEGINNING.**

5644 BRADFORD

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CONTAINING 3.976 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 65 (LIBERTY ROAD) AND EASEMENTS TO OHIO POWER COMPANY (LEASE VOLUME 30, PAGE 402) AND TO GUERNSEY MUSKINGUM ELECTRIC COOPERATIVE, INC. (DEED VOLUME 284, PAGE 357 AND DEED VOLUME 531, PAGE 167) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 3.677 MORE OR LESS ACRES TRACT COMPLETED AUGUST 13, 1997, BY W.J. BIEDENBACH PS 5718.

I 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 MAY, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 24th DAY OF MAY, 2013.

~~OFFICE COPY~~

~~NOT RECORDABLE~~
MICHAEL D. NICHOLS
REGISTERED SURVEYOR S-6923



DESCRIPTION
APPROVED
By *[Signature]* 5/27/2013

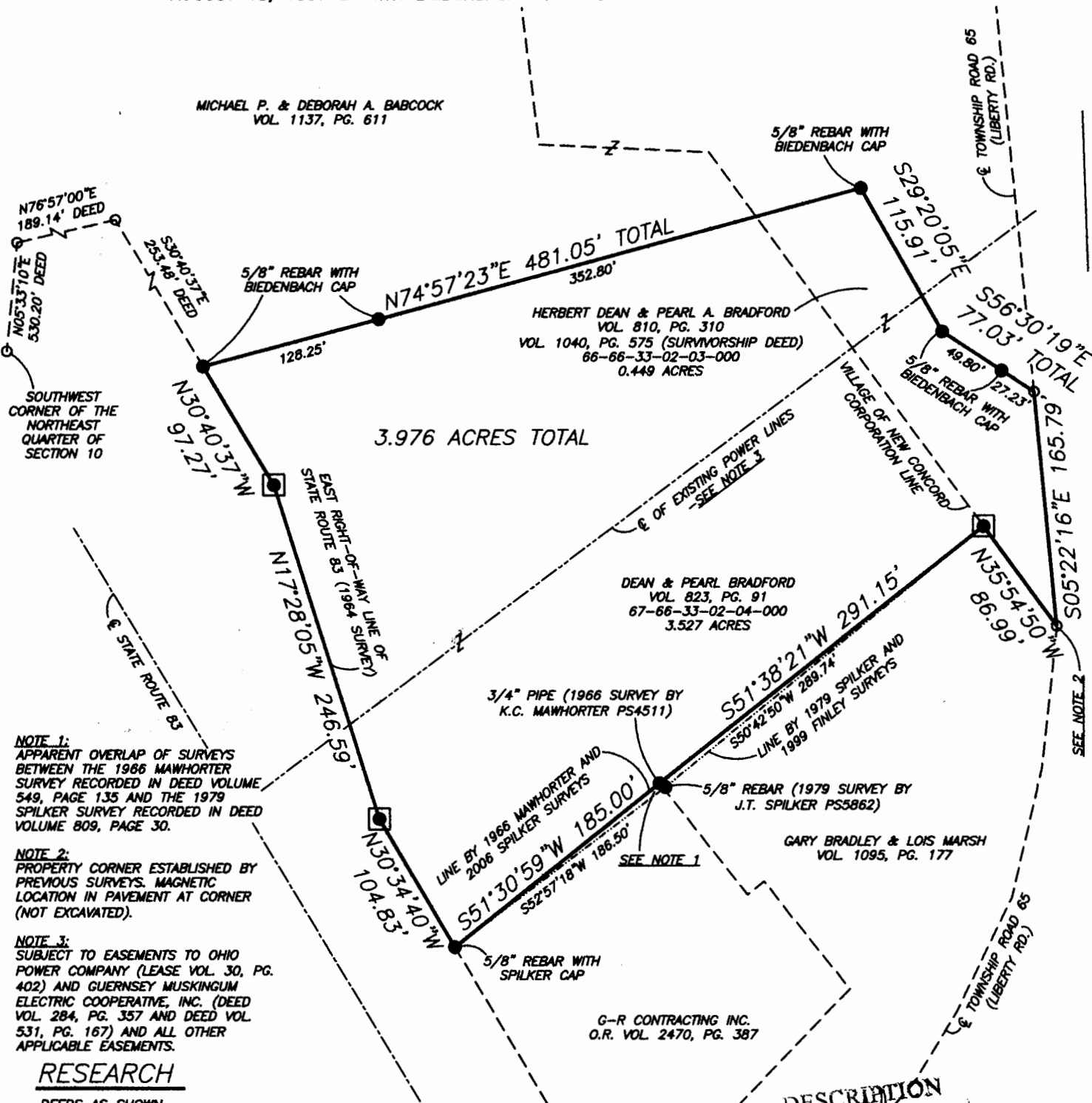
SURVEY FOR DEAN BRADFORD

AUDITORS PARCEL NUMBERS

67-66-33-02-04-000 (ALL - 3.527 AC.)
66-66-33-02-03-000 (ALL - 0.449 AC.)

BEING THE REMAINDER OF TRACTS CONVEYED TO DEAN AND PEARL BRADFORD BY DEEDS RECORDED IN VOLUME 823, PAGE 91 (PARCEL 2) AND VOLUME 810, PAGE 310 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE VILLAGE OF NEW CONCORD AND IN SECTION 10, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 3.677± ACRE TRACT COMPLETED AUGUST 13, 1997 BY W.J. BIEDENBACH PS 5718.



NOTE 1:
APPARENT OVERLAP OF SURVEYS BETWEEN THE 1986 MAWHORTER SURVEY RECORDED IN DEED VOLUME 549, PAGE 135 AND THE 1979 SPILKER SURVEY RECORDED IN DEED VOLUME 809, PAGE 30.

NOTE 2:
PROPERTY CORNER ESTABLISHED BY PREVIOUS SURVEYS. MAGNETIC LOCATION IN PAVEMENT AT CORNER (NOT EXCAVATED).

NOTE 3:
SUBJECT TO EASEMENTS TO OHIO POWER COMPANY (LEASE VOL. 30, PG. 402) AND GUERNSEY MUSKINGUM ELECTRIC COOPERATIVE, INC. (DEED VOL. 284, PG. 357 AND DEED VOL. 531, PG. 167) AND ALL OTHER APPLICABLE EASEMENTS.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 3.677± AC. TRACT COMPLETED AUG. 13, 1997 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.6148 AC. TRACT COMPLETED FEB. 16, 1999 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 0.963± AC. TRACT COMPLETED SEPT. 22, 2006 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 5.437± AC. TRACT COMPLETED APRIL 2, 1979 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 2.238 AC. TRACT COMPLETED APRIL 2, 1979 BY J.T. SPILKER PS5862
ODOT RIGHT-OF-WAY PLANS MUS-76-0.61 SHEET 4/7 COMPLETED JULY 13, 1964

LEGEND

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

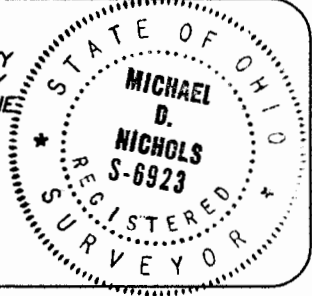
DESCRIPTION APPROVED

By: *[Signature]*

SCALE 1"=100'
0 50 100 200

I 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 MAY, 2013, FROM A FIELD SURVEY COMPLETED THE 24th DAY OF MAY, 2013.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL 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.

BASILINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL	DATE: 05-28-13	SCALE: 1"=100'
CHECKED BY: MDN	JOB NO: 5644	DRAWING NO: Z:\4181\5644.dwg