

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850

MATTHEW KENNEDY AND JESSICA KENNEDY
PARCEL NUMBER
66-80-18-03-000 (PART -6.674 AC.)

BEING A PART OF THE PARCEL CONVEYED TO BRUCE KENNEDY AND MELBA KENNEDY IN DEED VOLUME 1128, PAGE 520 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 18;

THENCE WITH THE WEST LINE OF THE SAID SOUTHWEST QUARTER, SOUTH 02 DEGREES 28 MINUTES 17 SECONDS WEST 282.70 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-SPILKER CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO BRUCE KENNEDY AND MELBA KENNEDY (DEED VOLUME 1128, PAGE 520);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE NORTH LINE OF THE SAID KENNEDY PARCEL, SOUTH 87 DEGREES 41 MINUTES 09 SECONDS EAST 552.89 FEET TO A POINT IN THE CENTER OF SOUTHERN ROAD (COUNTY ROAD 107), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 87 DEGREES 41 MINUTES 09 SECONDS EAST, PASSING AN IRON PIN SET AT 27.17 FEET, A TOTAL DISTANCE OF 507.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 87 DEGREES 41 MINUTES 09 SECONDS WEST 499.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE SAID KENNEDY PARCEL, SOUTH 19 DEGREES 33 MINUTES 26 SECONDS EAST 510.29 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH THE SAID KENNEDY PARCEL, SOUTH 66 DEGREES 50 MINUTES 29 SECONDS WEST, PASSING AN IRON PIN SET AT 447.13 FEET, A TOTAL DISTANCE OF 474.83 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID SOUTHERN ROAD;

THENCE WITH THE SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 17 DEGREES 56 MINUTES 18 SECONDS WEST 89.03 FEET TO A POINT;
2. NORTH 19 DEGREES 02 MINUTES 22 SECONDS WEST 333.68 FEET TO A POINT;
3. NORTH 19 DEGREES 07 MINUTES 24 SECONDS WEST 191.02 FEET TO A POINT;
4. NORTH 21 DEGREES 20 MINUTES 30 SECONDS WEST 115.37 FEET TO THE **PLACE OF BEGINNING**.

7141 KENNEDY

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CONTAINING 6.674 ACRES FROM AUDITOR'S PARCEL NUMBER 66-80-18-03-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SOUTHERN ROAD (COUNTY ROAD 107 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, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF MAY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 16TH DAY OF MAY 2025.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/12/25
DATE

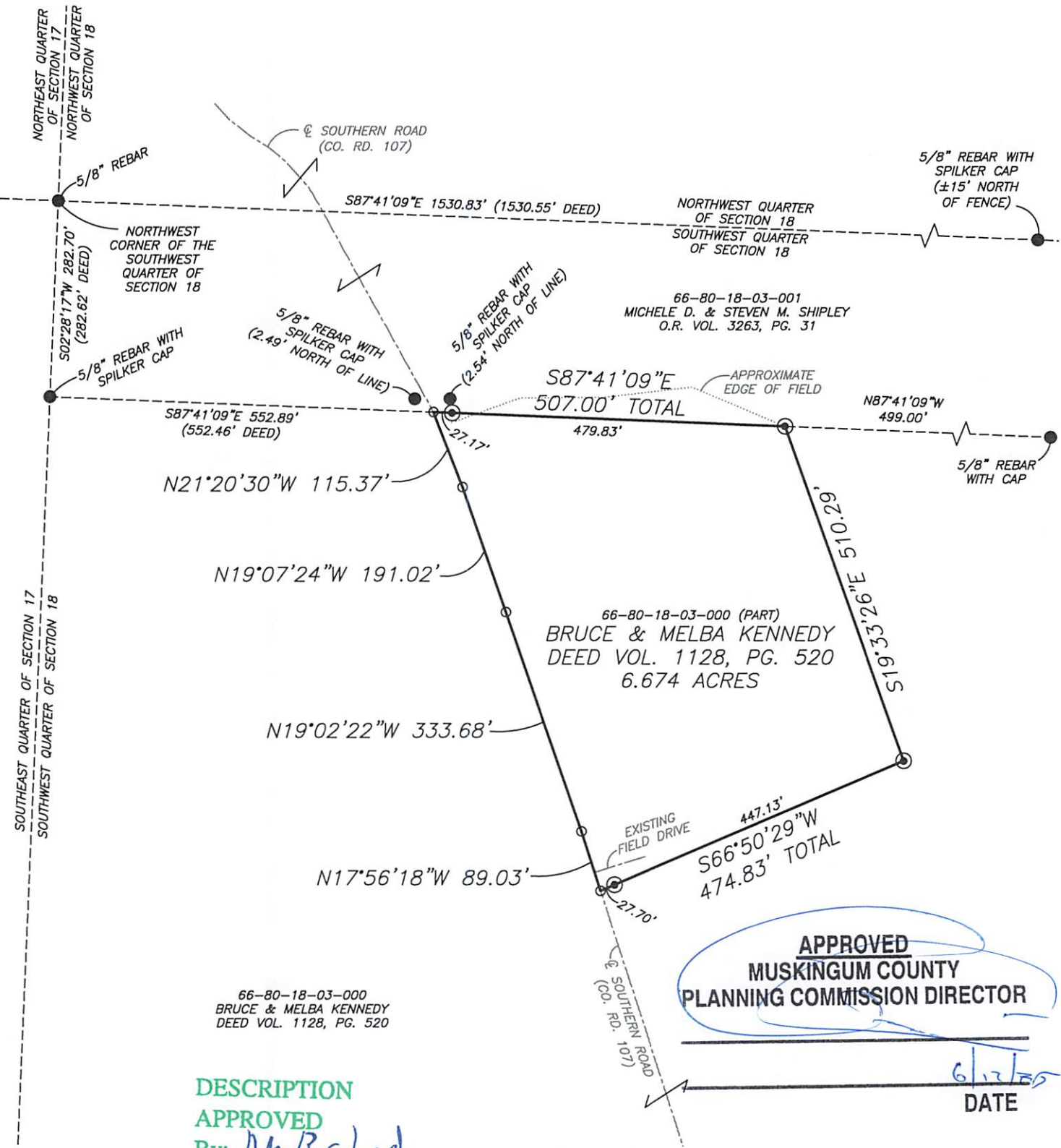
DESCRIPTION
APPROVED
By: D.M. Barnhard
6-13-2025

SURVEY FOR MATTHEW & JESSICA KENNEDY

AUDITOR'S PARCEL NUMBER
66-80-18-03-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO BRUCE AND MELBA KENNEDY IN DEED VOLUME 1128, PAGE 520 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

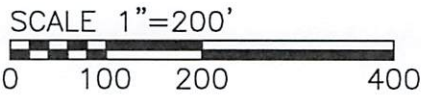


DESCRIPTION
APPROVED

By: D.M. Barnhart
6-13-2025

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>
- ANGLE POINTS

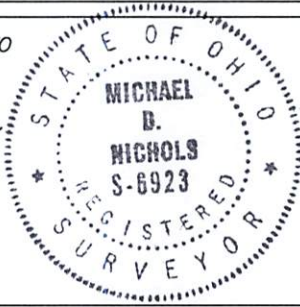


RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 10.125± AC. PARCEL COMPLETED APRIL 17, 1995 BY J.T. SPILKER PS5862.
PREVIOUS SURVEY OF A 25.011 AC. PARCEL COMPLETED FEB. 2, 2021 BY J. LEACHMAN PS8536.
MUSKINGUM COUNTY GIS

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 19th DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED THE 16th DAY OF MAY, 2025.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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@roho.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 05-19-25

SCALE: 1\"/>

CHECKED BY: MDN

JOB NO: 7141

DRAWING NO:
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