

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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CATHERINE AND JONATHAN WATKINS
AUDITOR'S PARCEL NUMBER
70-15-08-08-000 (PART – 2.406 AC.)

BEING A PART OF THE PARCEL CONVEYED TO CATHERINE AND JONATHAN WATKINS IN O.R. VOLUME 3250, PAGE 52 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8,

THENCE WITH THE WEST LINE OF THE SAID SECTION 8 AND WITH THE EAST LINE OF A PARCEL CONVEYED TO M5760 LLC IN O.R. VOLUME 3195, PAGE 756, SOUTH 02 DEGREES 22 MINUTES 18 SECONDS WEST 1250.86 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FORSHEY CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID WEST LINE OF SECTION 8 AND WITH THE SOUTH LINE OF THE SAID M5760 LLC PARCEL, SOUTH 87 DEGREES 38 MINUTES 27 SECONDS EAST 454.47 FEET TO A POINT IN THE CENTER OF BATEMAN ROAD (TOWNSHIP ROAD 112), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 432.07 FEET;

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

1. SOUTH 04 DEGREES 06 MINUTES 03 SECONDS WEST 140.12 FEET TO A POINT, SAID POINT BEING NORTH 87 DEGREES 47 MINUTES 11 SECONDS WEST 20.15 FEET FROM AN EXISTING IRON PIN (AXLE);
2. SOUTH 06 DEGREES 23 MINUTES 22 SECONDS WEST 11.89 FEET TO A POINT;

THENCE LEAVING THE CENTER OF THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID WATKINS PARCEL THE FOLLOWING TWO COURSES NAD DISTANCES:

1. SOUTH 66 DEGREES 31 MINUTES 31 SECONDS WEST 244.24 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 28.64 FEET;
2. NORTH 87 DEGREES 38 MINUTES 27 SECONDS WEST 229.61 FEET TO AN IRON PIN SET ON THE EAST LINE OF A PARCEL CONVEYED TO JON MICHAEL HITTLE IN O.R. VOLUME 2005, PAGE 45;

THENCE WITH THE EAST LINE OF THE SAID HITTLE PARCEL, NORTH 02 DEGREES 22 MINUTES 24 SECONDS EAST 258.35 FEET TO THE **PLACE OF BEGINNING**.

7164 WATKINS

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CONTAINING 2.406 ACRES FROM AUDITOR'S PARCEL NUMBER 70-15-08-08-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BATEMAN ROAD (TOWNSHIP ROAD 112) 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 6TH DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6TH DAY OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION
APPROVED

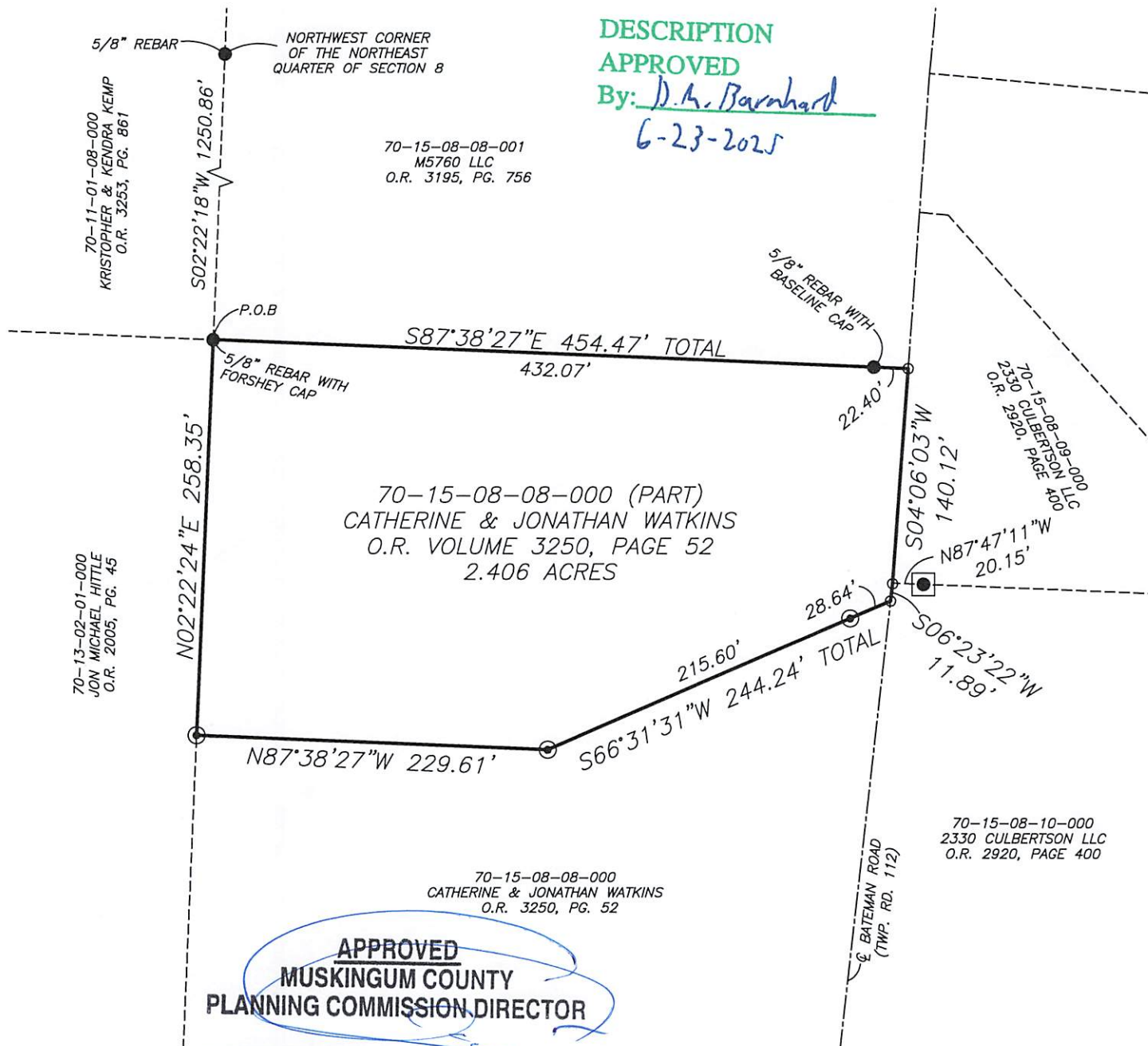
By: D.M. Barnhardt
6-23-2025

SURVEY FOR CATHERINE & JONATHAN WATKINS

AUDITOR'S PARCEL NUMBER
70-15-08-08-000 (PART-2.406 AC.)

BEING A PART OF THE PARCEL CONVEYED TO CATHERINE & JONATHAN WATKINS IN O.R. VOLUME 3250, PAGE 52 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

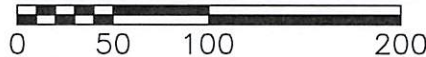
Approved For Transfer
On Lot Sewage Proposed
Date 6.17.25

Zanesville-Muskingum County
Health Department

LEGEND

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

SCALE 1"=100'

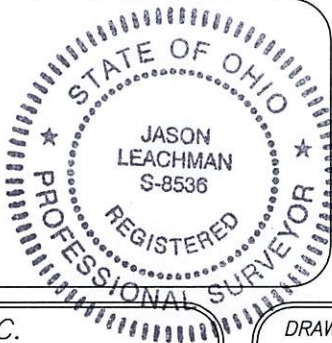


RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 69.858 AC. PARCEL COMPLETED OCT. 1986 BY P.C. FORSHEY PS6999.
PREVIOUS SURVEY OF A 5.010 AC. PARCEL COMPLETED OCT. 3, 2024 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 13.254 AC. PARCEL COMPLETED FEB. 12, 2024 BY M.D. NICHOLS PS6923.
MUSKINGUM COUNTY GIS

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 6th DAY OF JUNE, 2025, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF JUNE, 2025.

OFFICE COPY
NOT RECORDEABLE
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@rohoio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-06-25

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 7164

DRAWING NO:
Z:\7164\7164.dwg