

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

BILLY SHIRER

AUDITORS PARCEL NUMBER

71-70-76-01-11-000 (PART-2.463 ACRES)

TO BE COMBINED WITH 71-70-76-01-11-002

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED IN DEED VOLUME 1158, PAGE 707 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 4, 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 POST (CONCRETE FILLED 6 INCH STEEL) AT THE CENTER OF QUARTER TOWNSHIP 4;

THENCE NORTH 74 DEGREES 06 MINUTES 44 SECONDS EAST 370.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE NORTH RIGHT OF WAY OF INTERSTATE 70 AT 160 FEET LEFT OF STATION 144+00.00;

THENCE WITH THE SAID NORTH RIGHT OF WAY, NORTH 68 DEGREES 02 MINUTES 55 SECONDS EAST 114.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE WEST LINE OF THE CARRIE W. ROMINE AND ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER KEYSTONE INHERITANCE TRUST" 28.874 ACRE PARCEL AS RECORDED IN OFFICIAL RECORD VOLUME 2575, PAGE 175;

THENCE LEAVING THE SAID RIGHT OF WAY AND WITH THE WEST LINE OF THE SAID 28.874 ACRE PARCEL, NORTH 06 DEGREES 31 MINUTES 38 SECONDS EAST 131.19 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PROPERTY HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE ABOVE SAID BILLY J. AND HELEN SHIRER, TRUSTEES PROPERTY THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 19 DEGREES 13 MINUTES 17 SECONDS WEST 626.98 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 573.69 FEET;
2. NORTH 61 DEGREES 24 MINUTES 05 SECONDS EAST 229.60 FEET TO AN IRON PIN SET;
3. NORTH 34 DEGREES 28 MINUTES 43 SECONDS EAST 186.02 FEET TO AN IRON PIN SET ON THE ABOVE SAID WEST LINE OF THE 28.874 ACRE PARCEL;

THENCE WITH THE SAID WEST LINE, SOUTH 09 DEGREES 21 MINUTES 20 SECONDS WEST 52.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 06 DEGREES 31 MINUTES 38 SECONDS WEST 808.45 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 2.463 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 0.940 MORE OR LESS ACRES COMPLETED DECEMBER 17, 1998 BY W. J. BIEDENBACH, PS 5718.

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JULY, 2015.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
REGISTERED SURVEYOR 8536

5794 SHIRER-STEVE



DESCRIPTION
APPROVED
By: *[Signature]* 7/13/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/7/15
Date

Fee Paid

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BILLY SHIRER

RESERVING FROM THE ABOVE DESCRIBED 2.463 ACRE PARCEL THE FOLLOWING 20 FEET WIDE
EASEMENT

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED IN DEED
VOLUME 1158, PAGE 707 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH
HALF OF QUARTER TOWNSHIP 4, 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 POST (CONCRETE FILLED 6 INCH STEEL) AT THE CENTER OF
QUARTER TOWNSHIP 4;

THENCE NORTH 74 DEGREES 06 MINUTES 44 SECONDS EAST 370.25 FEET TO AN EXISTING IRON
PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE NORTH RIGHT OF WAY OF
INTERSTATE 70 AT 160 FEET LEFT OF STATION 144+00.00;

THENCE WITH THE SAID NORTH RIGHT OF WAY, NORTH 68 DEGREES 02 MINUTES 55 SECONDS
EAST 114.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON
THE WEST LINE OF THE CARRIE W. ROMINE AND ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER
KEYSTONE INHERITANCE TRUST" 28.874 ACRE PARCEL AS RECORDED IN OFFICIAL RECORD
VOLUME 2575, PAGE 175;

THENCE LEAVING THE SAID RIGHT OF WAY AND WITH THE WEST LINE OF THE SAID 28.874 ACRE
PARCEL, NORTH 06 DEGREES 31 MINUTES 38 SECONDS EAST 131.19 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE ABOVE SAID BILLY J. AND
HELEN SHIRER, TRUSTEES PROPERTY, NORTH 19 DEGREES 13 MINUTES 17 SECONDS WEST,
PASSING AN IRON PIN SET AT 573.69 FEET, A TOTAL DISTANCE OF 606.71 TO A POINT, SAID POINT
BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE SAID BILLY J. AND HELEN SHIRER, TRUSTEES PROPERTY
THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 19 DEGREES 13 MINUTES 17 SECONDS WEST 20.27 FEET TO AN IRON PIN SET;
2. NORTH 61 DEGREES 24 MINUTES 05 SECONDS EAST 229.60 FEET TO AN IRON PIN SET;
3. NORTH 34 DEGREES 28 MINUTES 43 SECONDS EAST 186.02 FEET TO AN IRON PIN SET ON
THE ABOVE SAID WEST LINE OF THE 28.874 ACRE PARCEL;

THENCE WITH THE SAID WEST LINE, SOUTH 09 DEGREES 21 MINUTES 20 SECONDS WEST 47.11
FEET TO A POINT, SAID POINT BEING NORTH 09 DEGREES 21 MINUTES 20 SECONDS EAST 5.65 FEET
FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID BILLY J.
AND HELEN SHIRER, TRUSTEES PROPERTY THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 34 DEGREES 28 MINUTES 43 SECONDS WEST 148.16 FEET TO A POINT;
2. SOUTH 61 DEGREES 24 MINUTES 05 SECONDS WEST 237.69 FEET TO THE PLACE OF
BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 0.940 MORE OR LESS
ACRES COMPLETED DECEMBER 17, 1998 BY W. J. BIEDENBACH, PS 5718

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF JULY, 2015 FROM A FIELD
SURVEY COMPLETED BY ME ON THE 10TH DAY OF JULY, 2015.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
REGISTERED SURVEYOR 8536



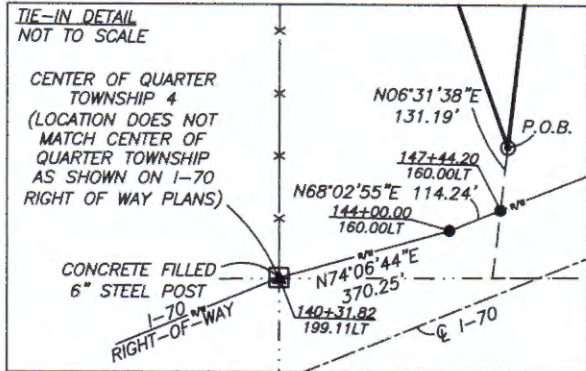
5794 SHIRER-STEVE

SURVEY FOR STEVE SHIRER

AUDITORS PARCEL NUMBER
71-70-76-01-11-000 (PART - 2.463 ACRES)
TO BE COMBINED WITH 71-70-76-01-11-002

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED IN DEED VOLUME 1158, PAGE 707, SITUATED IN NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 0.940 MORE OR LESS ACRES COMPLETED DECEMBER 17, 1998 BY W.J. BIEDENBACH PS5718.



BILLY J. & HELEN M. SHIRER, TRUSTEES OF
"THE SHIRER FAMILY TRUST"
DEED VOL. 1158, PG. 707

BILLY J. & HELEN M. SHIRER, TRUSTEES OF
"THE SHIRER FAMILY TRUST"
71-70-76-01-11-000
DEED VOL. 1158, PG. 707
2.463 ACRES

CARRIE S. ROMINE & ANDREW J. SHIRER, TRUSTEES OF
"THE SHIRER KEYSTONE INHERITANCE TRUST"
71-70-76-01-11-002
O.R. VOL. 2575, PG. 175

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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.

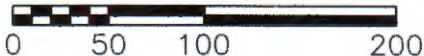
LEGEND

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

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.940± AC. PARCEL
COMPLETED DEC. 17, 1998 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 48.13 AC. PARCEL
COMPLETED MARCH 25, 1993 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.56 AC. PARCEL
COMPLETED FEB. 25, 1976 BY J.R. MARSHALL PS5307
PREVIOUS SURVEY OF A 3.26 AC. PARCEL
COMPLETED JULY 28, 2003 BY C.R. HARKNESS PS6885
RIGHT-OF-WAY PLAN FOR INTERSTATE 70 (MUS-40-14.09 1962)
MUSKINGUM COUNTY GIS

SCALE 1"=100'



DESCRIPTION

APPROVED

BY: [Signature]

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

Date

I, JASON LEACHMAN (PS#8536), HEREBY
CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE ABOVE PLAT AND SURVEY TO BE
CORRECT AS PREPARED BY ME, THIS 13th DAY
OF JULY, 2015, FROM A FIELD SURVEY
COMPLETED THE 10th DAY OF JULY, 2015.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

BASLINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 07-13-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5794

DRAWING NO:

Z:\5747\5794.dwg