

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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1. SOUTH 01 DEGREES 01 MINUTES 50 SECONDS EAST 184.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 40.00 FEET;
2. NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST 42.50 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 05 DEGREES 49 MINUTES 00 SECONDS EAST 22.55 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 15 DEGREES 16 MINUTES 05 SECONDS WEST 31.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE NORTH LINE OF THE ABOVE SAID LUBURGH ROBINSON CO. LLC PARCEL;

**THENCE** LEAVING THE SAID NICHOLS ELECTRIC MOTOR REPAIR PARCEL AND WITH THE NORTH LINE OF THE SAID LUBURGH ROBINSON CO. LLC PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 26 DEGREES 38 MINUTES 55 SECONDS WEST 36.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. SOUTH 79 DEGREES 21 MINUTES 52 SECONDS WEST 92.94 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST 179.36 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 1.425 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (EAST PIKE), SUBJECT TO A 20 FEET WIDE WATERLINE EASEMENT (O.R. VOLUME 2817, PAGE 660), SUBJECT TO A 50 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT (O.R. VOLUME 2817, PAGE 660) AND SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

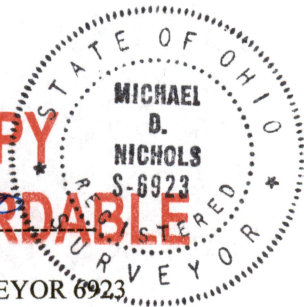
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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 24TH DAY OF JUNE 2021, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23RD DAY OF JUNE 2021.

**OFFICE COPY**

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: A. M. Blushozi

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

6/29/21  
Date

Fee Paid