

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com
Telephone (740) 453-4850

SURVEY FOR DAVID W. IRVIN

**DAVID W. IRVIN, CO-TRUSTEE AND JENNIE M. IRVIN, CO-TRUSTEE
OF THE DAVID W. IRVIN REVOCABLE TRUST DATED NOVEMBER 23, 2004
AUDITOR'S PARCEL NUMBER 73-21-02-32-003 (PART)**

BEING A PART OF THE PARCEL CONVEYED TO DAVID W. IRVIN, CO-TRUSTEE AND JENNIE M. IRVIN, CO-TRUSTEE OF THE DAVID W. IRVIN REVOCABLE TRUST DATED NOVEMBER 23, 2004 IN O.R. VOLUME 3127, PAGE 159 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE WITH THE WEST LINE OF THE SAID SOUTHWEST QUARTER, SOUTH 02 DEGREES 42 MINUTES 38 SECONDS WEST 1373.74 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF THE ABOVE SAID IRVIN PARCEL (NORTH LINE OF A PARCEL CONVEYED TO DOUGLAS E. AND M. KRISTINE STAKER - O.R. VOLUME 2400, PAGE 478), SOUTH 87 DEGREES 23 MINUTES 34 SECONDS EAST 677.82 FEET (DEED) TO A POINT IN THE CENTER OF HOLDERS LANE (TOWNSHIP ROAD 708), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT 659.67 FEET (DEED);

THENCE CONTINUING WITH THE NORTH LINE OF THE SAID STAKER PARCEL, SOUTH 87 DEGREES 42 MINUTES 33 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE-BENT) AT 25.57 FEET, A TOTAL DISTANCE OF 165.93 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID STAKER LINE AND WITH THE EAST LINE OF A 0.635 ACRE PARCEL CONVEYED TO THE ABOVE SAID IRVIN TRUST (O.R. VOLUME 3127, PAGE 159-TRACT ONE), NORTH 36 DEGREES 25 MINUTES 29 SECONDS EAST 126.21 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-BENT) AT THE NORTHEAST CORNER OF THE SAID 0.635 ACRE PARCEL;

THENCE WITH THE NORTH LINE OF THE SAID 0.635 ACRE PARCEL, NORTH 59 DEGREES 20 MINUTES 25 SECOND WEST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 169.00 FEET, A TOTAL DISTANCE OF 185.20 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID HOLDERS LANE;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID IRVIN TRUST PARCEL, NORTH 38 DEGREES 17 MINUTES 47 SECONDS WEST, PASSING AN IRON PIN SET AT 40.00 FEET, A TOTAL DISTANCE OF 252.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FINLEY CAP) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO RACHELLE L. OSBORN (O.R. VOLUME 2030, PAGE 268);

THENCE WITH THE EAST LINE OF THE SAID OSBORN PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 28 DEGREES 15 MINUTES 45 SECONDS WEST 240.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP);
2. NORTH 28 DEGREES 01 MINUTES 53 SECONDS EAST 150.53 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO DAREN W. IRVIN AND JULIE A. IRVIN (DEED VOLUME 1155, PAGE 129), SAID POINT BEING SOUTH 28 DEGREES 01 MINUTES 53 SECONDS WEST 0.38 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);

THENCE WITH THE SAID SOUTH LINE, SOUTH 68 DEGREES 00 MINUTES 21 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP) AT 456.91 FEET, A TOTAL DISTANCE OF 471.12 FEET TO A POINT IN THE ABOVE SAID HOLDERS LANE ON THE WEST LINE OF A PARCEL CONVEYED TO TIMOTHY D. GIFFORD AND CARLA GIFFORD (LEROY D. AND DIANA L. GIFFORD, LIFE ESTATE) (O.R. VOLUME 3110, PAGE 468);

THENCE WITH THE WEST, SOUTH, EAST AND NORTH LINES OF THE SAID GIFFORD PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

7321 D IRVIN

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1. SOUTH 36 DEGREES 58 MINUTES 53 SECONDS WEST 36.73 FEET TO A POINT IN THE SAID ROAD;
2. SOUTH 60 DEGREES 04 MINUTES 41 SECONDS EAST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 18.35 FEET, A TOTAL DISTANCE OF 140.27 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);
3. NORTH 23 DEGREES 56 MINUTES 38 SECONDS EAST 205.85 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);
4. NORTH 87 DEGREES 06 MINUTES 58 SECONDS WEST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 86.17 FEET, A TOTAL DISTANCE OF 111.17 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID HOLDERS LAND;

THENCE LEAVING THE SAID GIFFORD PARCEL AND WITH THE CENTER OF HOLDERS LANE, NORTH 39 DEGREES 13 MINUTES 19 SECONDS EAST 165.18 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE REMAINDER OF PARCEL ONE OF THE DAVID W. IRVIN, TRUSTEE OF THE DAVID W. IRVIN REVOCABLE TRUST DATED NOVEMBER 23, 2004 PARCEL (O.R. VOLUME 2881, PAGE 352-PARCEL ONE) THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. SOUTH 35 DEGREES 17 MINUTES 24 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT 18.64 FEET, A TOTAL DISTANCE OF 229.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 211.00 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 46 MINUTES 08 SECONDS EAST 213.53 FEET, AN ARC DISTANCE OF 223.89 FEET, AND A DELTA ANGLE OF 60 DEGREES 47 MINUTES 41 SECONDS TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
3. NORTH 60 DEGREES 36 MINUTES 23 SECONDS EAST 72.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
4. NORTH 86 DEGREES 43 MINUTES 48 SECONDS EAST 195.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
5. SOUTH 01 DEGREES 30 MINUTES 40 SECONDS WEST 274.32 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
6. SOUTH 73 DEGREES 08 MINUTES 12 SECONDS WEST 142.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT);
7. SOUTH 05 DEGREES 27 MINUTES 23 SECONDS WEST 308.13 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) ON THE NORTH LINE OF THE ABOVE SAID STAKER PARCEL;

THENCE WITH THE NORTH LINE OF THE SAID STAKER PARCEL, NORTH 87 DEGREES 45 MINUTES 27 SECONDS WEST 753.88 FEET TO THE PLACE OF BEGINNING.

CONTAINING 14.372 ACRES TOTAL FROM AUDITOR'S PARCEL NUMBER 73-21-02-32-003 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF HOLDERS LANE (TOWNSHIP ROAD 708) 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 29TH DAY OF APRIL 2026, FROM A FIELD SURVEY COMPLETED ON THE 22ND DAY OF APRIL 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

7321 D IRVIN



DESCRIPTION

APPROVED

By: *D. Barnhart*
5-18-2026

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/15/26

DATE

SURVEY FOR DAVE IRVIN

AUDITOR'S PARCEL NUMBER

73-21-02-32-003 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DAVID W. IRVIN, CO-TRUSTEE AND JENNIE M. IRVIN, CO-TRUSTEE OF THE DAVID W. IRVIN REVOCABLE TRUST DATED NOVEMBER 23, 2004 IN O.R. VOLUME 3127, PAGE 159 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE 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

Reduced copy, not to scale. Larger copy available in the Muskingum County Engineer's Map Dept.

DESCRIPTION

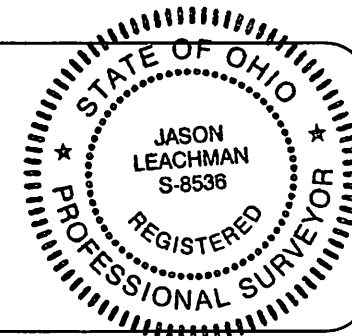
APPROVED

By: *J. H. Barnhart*

5-18-2026

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 29th DAY OF APRIL, 2026, FROM A REEFS SURVEY COMPLETED THE 32nd DAY OF APRIL, 2024.

NOT RECORDED
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: 04-29-26	SCALE: 1"=40'
CHECKED BY: MDN	JOB NO: 7321	DRAWING NO: Z:7321\7321.dwg

SCALE 1"=40'

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 20.01± AC. PARCEL COMPLETED AUG. 22, 2014 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 3.051± AC. PARCEL COMPLETED JULY 24, 1997 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 5.054 AC. PARCEL COMPLETED SEPT. 29, 2023 BY J. LEACHMAN PS8536.
MUSKINGUM COUNTY GIS

