

**SURVEY FOR DOUGLAS YEARY  
AUDITORS PARCEL NUMBERS  
02-02-40-14-01-000 (PART - 54.338 ACRES)  
02-02-50-13-08-000 (PART - 43.907 ACRES)**

BEING A PART OF THE TRACT CONVEYED TO THE YEARY FAMILY REVOCABLE LIVING TRUST AS RECORDED IN O.R. VOLUME 1674, PAGE 279 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF SECTION 14;**

**THENCE WITH THE SOUTH LINE OF THE SAID SECTION 14, ALSO BEING THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF A TRACT CONVEYED TO CARL R. AND LINDA L. VERNON IN DEED VOLUME 564, PAGE 273 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 88 DEGREES 28 MINUTES 39 SECONDS WEST 1334.73 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 88 DEGREES 28 MINUTES 39 SECONDS EAST 1326.04 FEET FROM AN EXISTING STONE;**

**THENCE LEAVING THE SAID SOUTH LINE AND CONTINUING WITH THE SAID NORTH LINE OF THE VERNON TRACT, NORTH 01 DEGREES 13 MINUTES 42 SECONDS EAST 369.22 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP), SAID PIN BEING SOUTH 71 DEGREES 48 MINUTES 58 SECONDS EAST 1384.02 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING THE SAID VERNON LINE AND WITH THE EAST LINE OF THE 41.864 ACRE TRACT CONVEYED TO DOUGLAS L. YEARY, II IN O.R. VOLUME 1674, PAGE 275, NORTH 01 DEGREES 13 MINUTES 42 SECONDS EAST 1998.90 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP) AT THE SOUTHWEST CORNER OF A 3.1374 ACRE TRACT CONVEYED TO DOUGLAS L. AND BETTY J. YEARY IN O.R. VOLUME 2119, PAGE 927, SAID IRON PIN BEING SOUTH 01 DEGREES 13 MINUTES 42 SECONDS WEST 370.41 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP);**

**THENCE WITH THE SOUTH LINE OF THE SAID 3.1374 ACRE TRACT, NORTH 70 DEGREES 00 MINUTES 45 SECONDS EAST 573.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHWEST CORNER OF A 0.997 ACRE TRACT CONVEYED TO RICHARD J. AND CHRISTINA L. BEACH IN DEED VOLUME 1048, PAGE 454;**

**THENCE WITH THE SAID BEACH TRACT THE NEXT THREE COURSES AND DISTANCES:**

1. SOUTH 88 DEGREES 36 MINUTES 44 SECONDS EAST 314.10 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 13 (YEARY ROAD), PASSING IRON PIN SET AT 289.10 FEET;
2. WITH THE SAID ROAD, NORTH 21 DEGREES 24 MINUTES 27 SECONDS WEST 150.00 FEET TO A POINT IN THE SAID ROAD;
3. LEAVING THE SAID ROAD, NORTH 88 DEGREES 36 MINUTES 45 SECONDS WEST 314.10 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE ABOVE SAID 3.1374 ACRE TRACT, PASSING AN IRON PIN SET AT 89.72 FEET;

**THENCE WITH THE SAID EAST LINE, NORTH 21 DEGREES 24 MINUTES 49 SECONDS WEST 25.18 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, SAID IRON PIN BEING SOUTH 88 DEGREES 36 MINUTES 45 SECONDS EAST 466.92 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP);**

**THENCE WITH THE SAID NORTH LINE OF THE SOUTHEAST QUARTER AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, SOUTH 88 DEGREES 36 MINUTES 45 SECONDS EAST 2202.17 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAPS) AT 277.66 FEET AND 882.17 FEET;**

**THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO ROBERT B. AND BOBBI J. VERNON IN O.R. VOLUME 2335, PAGE 745, SOUTH 00 DEGREES 53 MINUTES 10 SECONDS WEST 1434.26 FEET TO AN IRON PIN SET;**

**THENCE WITH LEAVING THE SAID VERNON LINE AND TRAVERSING THROUGH THE YEARY FAMILY REVOCABLE LIVING TRUST TRACT (O. R. VOLUME 1674, PAGE 279) THE NEXT 5 COURSES AND DISTANCES:**

1. NORTH 89 DEGREES 06 MINUTES 50 SECONDS WEST 1288.27 FEET TO AN IRON PIN SET;
2. SOUTH 86 DEGREES 42 MINUTES 31 SECONDS WEST 73.52 FEET TO AN IRON PIN SET;
3. SOUTH 70 DEGREES 33 MINUTES 17 SECONDS WEST 128.58 FEET TO AN IRON PIN SET;
4. SOUTH 52 DEGREES 43 MINUTES 36 SECONDS WEST 482.70 FEET TO AN IRON PIN SET;
5. SOUTH 56 DEGREES 26 MINUTES 29 SECONDS WEST 996.07 FEET TO THE **PLACE OF BEGINNING**.

**Baseline Surveying, Inc.**  
Surveying and Mapping

3010 East Pike  
Zanesville, OH 43701

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

CONTAINING 98.245 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 13 (YEARLY ROAD) AND SUBJECT TO THE 24 FOOT WIDE INGRESS AND EGRESS EASEMENT ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14 (DEED VOLUME 320, PAGE 96) AND ALL OTHER APPLICABLE EASEMENTS.

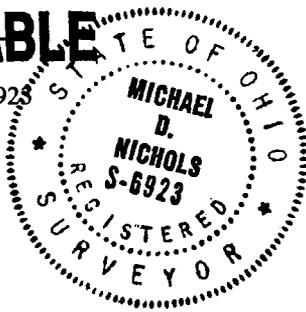
ALSO THE RIGHT TO USE THE 30 FOOT WIDE EASEMENT ALONG THE EAST LINE OF THE ABOVE DESCRIBED 3.1374 ACRE TRACT (O.R. VOLUME 2119, PAGE 927).

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

BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY OF A 7.317 MORE OR LESS ACRE TRACT, AND A 41.864 MORE OR LESS ACRES TRACT, COMPLETED JULY 1988 BY J.V. GUTE PS5935.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27<sup>TH</sup> DAY OF JULY, 2012, FROM A FIELD SURVEY COMPLETED THE 26<sup>TH</sup> DAY OF JULY, 2012.

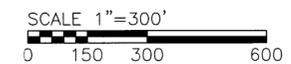
**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



DESCRIPTION  
APPROVED  
By: *[Signature]* 8/17/2012

BEING A PART OF THE TRACT CONVEYED TO THE YEARY FAMILY REVOCABLE LIVING TRUST AS RECORDED IN O.R. VOLUME 1674, PAGE 279 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY OF A 7.317± ACRES TRACT, AND A 41.864± ACRES TRACT, COMPLETED JULY 1988 BY J.V. GUTE PS5935.

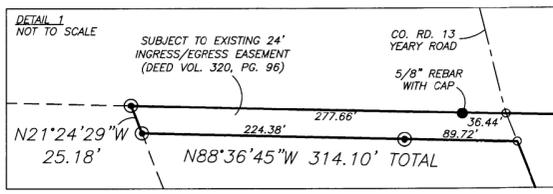
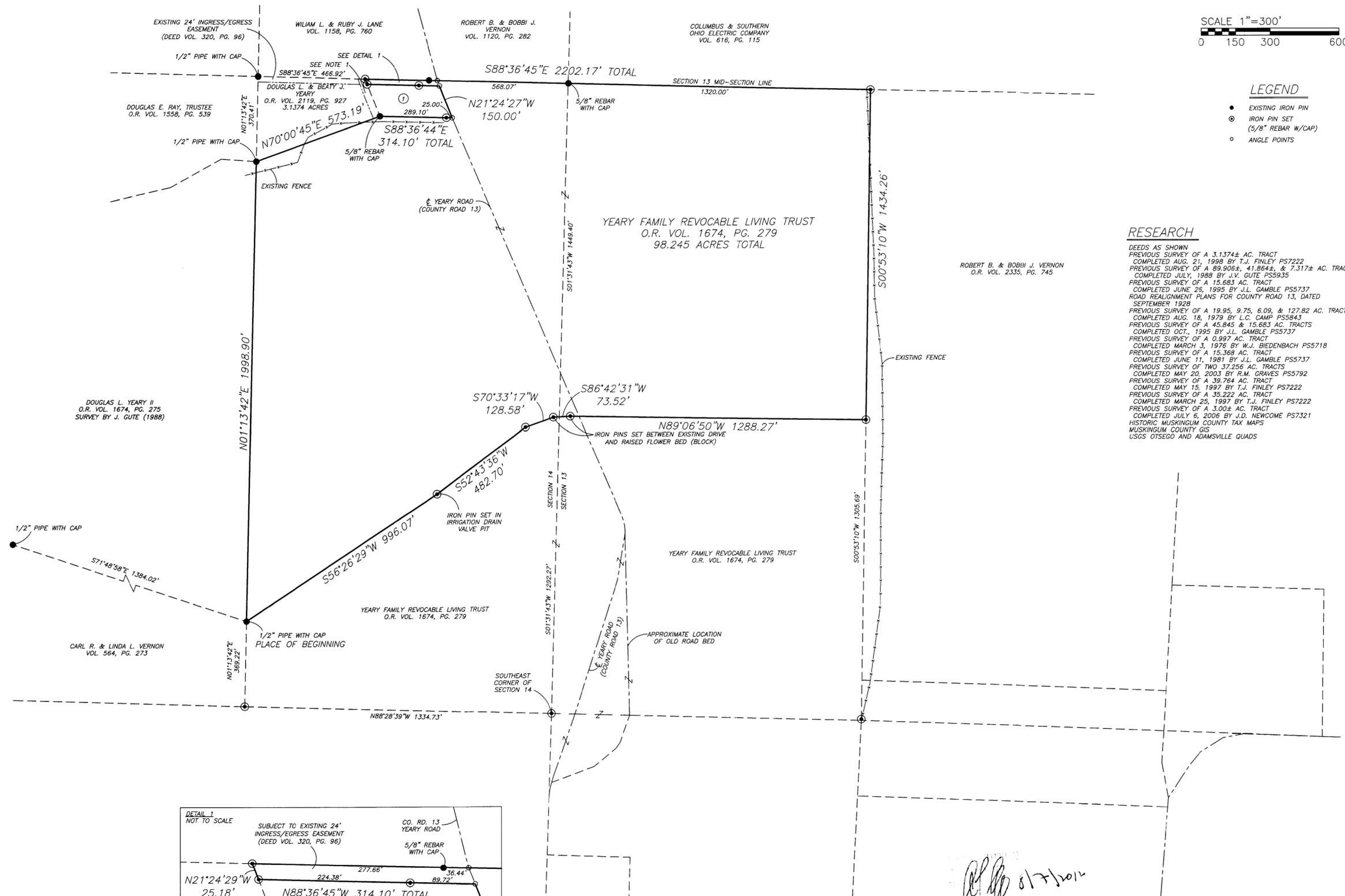


**LEGEND**

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

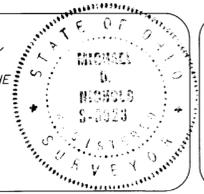
**RESEARCH**

DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 3.1374± AC. TRACT COMPLETED AUG. 21, 1998 BY T.J. FINLEY PS7222  
 PREVIOUS SURVEY OF A 89.906±, 41.864±, & 7.317± AC. TRACTS COMPLETED JULY, 1988 BY J.V. GUTE PS5935  
 PREVIOUS SURVEY OF A 15.683 AC. TRACT COMPLETED JUNE 25, 1996 BY J.L. GAMBLE PS5737  
 ROAD REALIGNMENT PLANS FOR COUNTY ROAD 13, DATED SEPTEMBER 1928  
 PREVIOUS SURVEY OF A 19.95, 9.75, 6.09, & 127.82 AC. TRACTS COMPLETED AUG. 18, 1979 BY L.C. CAMP PS5843  
 PREVIOUS SURVEY OF A 45.845 & 15.683 AC. TRACTS COMPLETED OCT., 1995 BY J.L. GAMBLE PS5737  
 PREVIOUS SURVEY OF A 0.997 AC. TRACT COMPLETED MARCH 3, 1976 BY W.J. BIEDENBACH PS5718  
 PREVIOUS SURVEY OF A 15.368 AC. TRACT COMPLETED JUNE 11, 1981 BY J.L. GAMBLE PS5737  
 PREVIOUS SURVEY OF TWO 37.256 AC. TRACTS COMPLETED MAY 20, 2003 BY R.M. GRAVES PS5792  
 PREVIOUS SURVEY OF A 39.764 AC. TRACT COMPLETED MAY 15, 1997 BY T.J. FINLEY PS7222  
 PREVIOUS SURVEY OF A 35.222 AC. TRACT COMPLETED MARCH 25, 1997 BY T.J. FINLEY PS7222  
 PREVIOUS SURVEY OF A 3.00± AC. TRACT COMPLETED JULY 6, 2006 BY J.D. NEWCOME PS7321  
 HISTORIC MUSKINGUM COUNTY TAX MAPS  
 MUSKINGUM COUNTY GIS  
 USGS OTSEGO AND ADAMSVILLE QUADS



① RICHARD J. & CHRISTINA L. BEACH VOL. 1048, PG. 454  
 NOTE 1: THE RIGHT TO USE 30' WIDE INGRESS/EGRESS EASEMENT ALONG THE EAST LINE OF THE 3.1374 ACRE TRACT AS RECORDED IN O.R. VOL. 2119, PG. 927 (ALSO SEE OR VOL. 1156, PG. 608)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 27th DAY OF JULY, 2012, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JULY, 2012.  
 MICHAEL D. NICHOLS  
 REGISTERED SURVEYOR #6923



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.

**BASELINE SURVEYING, INC.**  
 3010 EAST PIKE ZANESVILLE, OHIO 43701  
 PH: 740-453-4850 F: 740-450-1000  
 EMAIL: BE@OHIOHRR.COM

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 AUDITORS PARCEL NUMBERS  
 02-02-40-14-01-000 (PART - 54.338 ACRES)  
 02-02-50-13-08-000 (PART - 43.907 ACRES)

DRAWN BY:	JWL 07/27/12	CHECKED BY:	MDN 07/27/12	FILENAME:	Z:\5580\YEARY.dwg
INITIAL - DATE		REVISIONS		PLOT DATE:	07/27/12

**SHEET NO.**  
 S-1  
 SCALE:  
 1"=300'