

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
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MATTHEW LINCICOME & KATELYN DIANE FULCHER

AUDITOR'S PARCEL NUMBERS

08-05-02-07-002 (ALL-5.979 ACRES), 08-05-02-07-001 (ALL-1.774 ACRES),
08-20-14-08-002 (ALL-1.266 ACRES), & 08-20-14-08-000 (ALL-1.473 ACRES)

BEING ALL OF THE PARCELS CONVEYED TO MATTHEW LINCICOME AND KATELYN DIANE FULCHER. IN O.R. VOLUME 3248, PAGE 292 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 7 AND SECTION 14, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR-SPILKER CAP) AT THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 14, SOUTH 87 DEGREES 03 MINUTES 35 SECONDS EAST 1927.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP);

THENCE LEAVING THE SAID SECTION LINE, NORTH 88 DEGREES 35 MINUTES 54 SECONDS EAST 170.71 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EASTERLY LINE OF A PARCEL CONVEYED TO RAYMOND E. WEAVER AND NORMAN E. WEAVER (O.R. VOLUME 2636, PAGE 566), NORTH 25 DEGREES 06 MINUTES 52 SECONDS EAST 227.96 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP AND LEANING);

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RONALD E. HALL AND MILDRED K. HALL (DEED VOLUME 1017, PAGE 573), NORTH 82 DEGREES 33 MINUTES 41 SECONDS EAST 324.22 FEET TO AN IRON PIN SET (15 INCH LONG) IN THE CENTER OF THE VACATED PORTION OF STATE ROUTE 873 (OLD STATE ROUTE 555, O.R. VOLUME 2049, PAGE 541);

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID HALL PARCEL AND WITH THE CENTER OF THE VACATED STATE ROUTE 873 THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 36 DEGREES 32 MINUTES 33 SECONDS EAST 122.27 FEET TO AN IRON PIN SET;
2. NORTH 54 DEGREES 53 MINUTES 56 SECONDS EAST 159.55 FEET TO AN IRON PIN SET;
3. NORTH 62 DEGREES 03 MINUTES 03 SECONDS EAST 134.94 FEET TO AN IRON PIN SET;
4. NORTH 69 DEGREES 19 MINUTES 40 SECONDS EAST 90.66 FEET TO AN IRON PIN SET;
5. NORTH 62 DEGREES 57 MINUTES 56 SECONDS EAST 23.50 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID VACATED ROAD AND WITH THE WEST AND SOUTH LINES OF A PARCEL CONVEYED TO RONALD E. HALL AND MILDRED K. HALL (O.R. VOLUME 2105, PAGE 382) THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 38 DEGREES 53 MINUTES 37 SECONDS EAST 30.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);
2. NORTH 63 DEGREES 02 MINUTES 59 SECONDS EAST 74.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);
3. NORTH 56 DEGREES 20 MINUTES 40 SECONDS EAST 166.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);
4. NORTH 43 DEGREES 06 MINUTES 21 SECONDS EAST 10.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);

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5. WITH THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 555, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1060.92 FEET, A CHORD OF NORTH 22 DEGREES 02 MINUTES 05 SECONDS EAST 59.36 FEET, AN ARC DISTANCE OF 59.37 FEET, AND A DELTA ANGLE OF 03 DEGREES 12 MINUTES 23 SECONDS TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);

THENCE TRAVERSING THROUGH THE SAID RIGHT OF WAY, NORTH 80 DEGREES 11 MINUTES 03 SECONDS EAST, PASSING AN IRON PIN SET AT 32.13 FEET, A TOTAL DISTANCE OF 97.13 FEET TO A POINT IN THE CENTER OF SAID STATE ROUTE 555;

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

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1145.92 FEET, A CHORD OF SOUTH 32 DEGREES 16 MINUTES 06 SECONDS WEST 573.06 FEET, AN ARC DISTANCE OF 579.21 FEET, AND A DELTA ANGLE OF 28 DEGREES 57 MINUTES 37 SECONDS TO A POINT;
2. SOUTH 46 DEGREES 44 MINUTES 54 SECONDS WEST 1045.25 FEET TO A POINT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1432.39 FEET, A CHORD OF SOUTH 46 DEGREES 41 MINUTES 29 SECONDS WEST 2.86 FEET, AN ARC DISTANCE OF 2.86 FEET, AND A DELTA ANGLE OF 00 DEGREES 06 MINUTES 52 SECONDS TO A POINT, SAID POINT BEING ON THE EAST LINE OF A PARCEL CONVEYED TO DEREK W. SAVAGE AND KRISTIN J. SAVAGE (O.R. VOLUME 2516, PAGE 871);

THENCE WITH THE EAST LINES OF THE SAID SAVAGE PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 21 DEGREES 51 MINUTES 36 SECONDS EAST, PASSING AN IRON PIN SET AT 75.00 FEET, A TOTAL DISTANCE OF 208.32 FEET TO AN IRON PIN SET (15 INCH LONG);
2. NORTH 57 DEGREES 03 MINUTES 51 SECONDS WEST, PASSING AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP AND BENT) AT 76.72 FEET, A TOTAL DISTANCE OF 264.13 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR-NO CAP);
3. NORTH 06 DEGREES 47 MINUTES 45 SECONDS EAST 140.38 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.492 ACRES (TOTAL), BEING PARCEL NUMBER 08-05-02-07-002 (ALL-5.979 ACRES, WITH 1.285 ACRES IN ROAD RIGHT OF WAY), PARCEL NUMBER 08-05-02-07-001 (ALL-1.774), PARCEL NUMBER 08-20-14-08-002 (ALL-1.266 ACRES), AND PARCEL NUMBER 08-20-14-08-000 (ALL-1.473 ACRES, WITH 0.764 ACRES IN ROAD RIGHT OF WAY). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CENTER ROAD (STATE ROUTE 555), A 25 FEET WIDE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT (O.R. VOLUME 3248, PAGE 292), AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH LONG REBARS WITH PLASTIC IDENTIFICATION CAPS MARKED BASELINE 6923-8536 (UNLESS OTHERWISE NOTED).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, 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 5TH DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 24TH DAY OF APRIL, 2025.

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED

By: D.M. Barnhart
5-13-2025

SURVEY FOR MATTHEW LINCICOME

AUDITOR'S PARCEL NUMBERS

08-05-02-07-002 (ALL-5.979 AC.), 08-05-02-07-001 (ALL-1.774 AC.),
08-20-14-08-002 (ALL-1.266 AC.), & 08-20-14-08-000 (ALL-1.473 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MATTHEW LINCICOME AND KATELYN DIANE FULCHER IN O.R. VOLUME 3248,
PAGE 292 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 7 AND SECTION 14, TOWNSHIP 11,
RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

- 1 S38°53'37"E 30.65'
- 2 N63°02'59"E 74.88' (75.00' DEED)
- 3 N56°20'40"E 166.84'
- 4 N43°06'21"E 10.90'
- 5 CHORD - N22°02'05"E 59.36'
RAD - 1060.92'
ARC - 59.37'
DELTA - 3°12'23"
- 6 CHORD - S46°41'29"W 2.86'
RAD - 1432.39'
ARC - 2.86'
DELTA - 0°06'52"

08-05-02-07-000
RAYMOND E. &
NORMAN E. WEAVER
O.R. 2636, PG. 566

08-05-02-03-000
RONALD E. & MILDRED K. HALL
D.V. 1017, PG. 573

08-05-02-07-003
RONALD E. & MILDRED K. HALL
O.R. 2105, PG. 382

08-05-02-07-002 (ALL)
5.979 AC.
(1.285 AC. IN R/W)

Q VACATED PORTION OF STATE
HIGHWAY 873 (OLD S.R. 555)
(O.R. 2049, PG. 541)
(SEE NOTE)

MATTHEW LINCICOME &
KATELYN DIANE FULCHER
O.R. 3248, PG. 292
10.492 ACRES TOTAL
(2.049 ACRES IN R/W)

SUBJECT TO A 25' WIDE
NON-EXCLUSIVE, INGRESS,
EGRESS EASEMENT
(O.R. 3248, PG. 292)

CHORD - S32°16'06"W
573.06'
RAD - 1145.92'
ARC - 579.21'
DELTA - 28°57'37"

08-05-03-07-000
ERIC T. & STEPHANIE A. SHIELDS
O.R. 2527, PG. 858

08-20-14-05-000
ERIC T. & STEPHANIE A. SHIELDS
O.R. 2527, PG. 858

08-20-14-06-000
BRUSH CREEK CHURCH OF GOD
COMMUNITY CHAPEL INC.
D.V. 1153, PG. 100

08-20-14-07-001
ROGER E. &
VICTORIA M. RUPE
O.R. 2199, PG. 706

08-20-14-11-000
ROGER E. RUPE, JR.
O.R. 2268, PG. 482

NOTE: THE PREVIOUS SURVEY BY B.W. HULSART COMPLETED IN
1998, DOES NOT AGREE WITH THE ACTUAL CENTERLINE OF S.R.
555. THIS INCORRECT CENTERLINE IS THE CAUSE OF THE DEED
ACREAGE BEING 2+ ACRES LARGER THAN THE MEASURED
ACREAGE OF THIS SURVEY. THE CENTERLINE USED FOR THIS
SURVEY WAS ESTABLISHED FROM THE EXISTING MONUMENTS
AND THE STATE RIGHT OF WAY PLANS. THE 1998 HULSART
SURVEY ALSO STRIKES A DIFFERENT ALIGNMENT FOR THE OLD
CENTERLINE OF S.R. 555, THAT DOESN'T FIT TO THE OLD
EXISTING ROAD BED. THE VACATION SURVEY COMPLETED IN
2006 BY D.P. SWIERZ FITS TO THE OLD ROAD BED AND WAS
HELD FOR THIS SURVEY.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.9556 AC. & 9.9115 AC. PARCEL
COMPLETED NOV. 16, 1998 BY B.W. HULSART PS7864.
PREVIOUS SURVEY OF A 2.2347 AC. PARCEL COMPLETED APRIL
6, 2001 BY B.W. HULSART PS7864.
PREVIOUS SURVEY OF A 0.20± AC. PARCEL COMPLETED FEB.
2007 BY D.R. DAVIS PS7972.
PREVIOUS SURVEY OF A 49.70 AC. PARCEL COMPLETED FEB. 20,
1995 BY K. CANNON PS7224.
PREVIOUS SURVEY OF A VACATION OF PORTION OF STATE
HIGHWAY 873 (OLD STATE ROUTE 555) COMPLETED FEB. 2,
2006 BY D.P. SWIERZ PS8062.
MUSKINGUM CO. S.H. 873 SEC. C R/W PLANS SHEET 4 & 5
REVISED 12-28-39 & 6-26-40.
MUSKINGUM COUNTY GIS

APPROVED
By: D. Barnard
5-17-2025

LEGEND

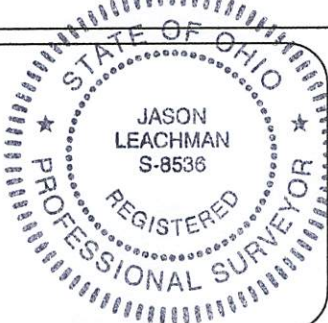
- EXISTING IRON PIN (5/8" REBAR WITH DAVIS CAP, UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- AXLE FOUND
- ANGLE POINTS

SCALE 1"=200'



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 5TH DAY OF MAY, 2025,
FROM A FIELD SURVEY COMPLETED THE 24TH DAY
OF APRIL, 2025.

OFFICE COPY
NOT RECORDABLE
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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 05-05-25

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7127

DRAWING NO:
Z:\7127\7127.dwg