

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**ANDREA, FAUNA, AND BRITTNEY NEWMAN
AUDITORS PARCEL NUMBER
08-08-70-09-15-004 (PART)**

BEING A PART OF TRACT 5 OF THE J. J. DETWEILER ENTERPRISES, INC.-BUSH FARM SUBDIVISION AS SHOWN IN PLAT BOOK 19, PAGE 102 OF THE MUSKINGUM COUNTY PLAT RECORDS (ALSO RECORDED IN OFFICIAL RECORD VOLUME 2516, PAGE 551) AS CONVEYED TO ANDREA, FAUNA, AND BRITTNEY NEWMAN IN O.R. VOLUME 2561, PAGE 285 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 9, TOWNSHIP 10, 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 THE SOUTHWEST CORNER OF SECTION 9;

THENCE WITH THE WEST LINE OF THE SAID SECTION, NORTH 03 DEGREES 27 MINUTES 32 SECONDS EAST 1177.02 FEET (DEED) TO A POINT AT THE NORTHWEST CORNER OF TRACT 4 OF BUSH FARM AS CONVEYED TO JAMES P. AND FREDA J. FRITZ IN O.R. VOLUME 2768, PAGE 293;

THENCE WITH THE NORTH LINE OF THE SAID FRITZ PARCEL, SOUTH 36 DEGREES 21 MINUTES 11 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "EMLER" CAP) AT 694.86 FEET (DEED), A TOTAL DISTANCE OF 717.77 FEET (DEED) TO A POINT IN THE MIDDLE OF DOZER RIDGE ROAD (TOWNSHIP ROAD 78) AT THE INTERSECTION OF SAID ROAD AND BELL HILL ROAD (TOWNSHIP ROAD 246), SAID POINT BEING THE **PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;**

THENCE WITH THE SAID DOZER RIDGE ROAD (ALSO THE WEST LINE OF TRACT 5), THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 47 DEGREES 37 MINUTES 57 SECONDS EAST 154.44 FEET TO A POINT;
2. NORTH 51 DEGREES 53 MINUTES 01 SECONDS EAST 99.12 FEET TO A POINT;
3. NORTH 42 DEGREES 15 MINUTES 04 SECONDS EAST 76.37 FEET TO A POINT
4. NORTH 26 DEGREES 46 MINUTES 05 SECONDS EAST 55.53 FEET TO A POINT;
5. NORTH 17 DEGREES 41 MINUTES 14 SECONDS EAST 77.78 FEET TO A POINT AT THE INTERSECTION OF SAID ROAD AND BUSH HILL ROAD (TOWNSHIP ROAD 246);

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF TRACT 6 OF BUSH FARM AS CONVEYED TO J. J. DETWEILER ENTERPRISES INC. IN O.R. VOLUME 2516, PAGE 551, SOUTH 79 DEGREES 28 MINUTES 57 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "EMLER" CAP) AT 17.95 FEET, A TOTAL DISTANCE OF 589.08 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 79 DEGREES 28 MINUTES 57 SECONDS WEST 603.73 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "EMLER" CAP);

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID NEWMAN PARCEL (TRACT 5 OF BUSH FARM), SOUTH 40 DEGREES 13 MINUTES 04 SECONDS WEST 704.58 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID BELL HILL ROAD, PASSING IRON PINS SET AT 558.04 FEET AND 682.25 FEET;

6096 SWAIN

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THENCE WITH THE CENTER OF THE SAID BELL HILL ROAD (NORTH LINE OF TRACT 4 OF BUSH FARM) THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 72 DEGREES 25 MINUTES 03 SECONDS WEST 4.04 FEET TO A POINT;
2. NORTH 61 DEGREES 49 MINUTES 00 SECONDS WEST 84.24 FEET TO A POINT;
3. NORTH 56 DEGREES 27 MINUTES 42 SECONDS WEST 104.22 FEET TO A POINT;
4. NORTH 51 DEGREES 47 MINUTES 36 SECONDS WEST 158.34 FEET TO A POINT;
5. NORTH 50 DEGREES 47 MINUTES 16 SECONDS WEST 163.81 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 6.665 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF DOZER RIDGE ROAD (TOWNSHIP ROAD 78), BELL HILL ROAD (TOWNSHIP ROAD 246), DUKE ENERGY GAS TRANSMISSION LINE RIGHT-OF-WAY 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, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF JUNE, 2018, FROM A FIELD SURVEY COMPLETED THE 21ST DAY OF JUNE, 2018.

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



DESCRIPTION
APPROVED

By: *M. Nichols*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/2/18
Date

Fee Paid

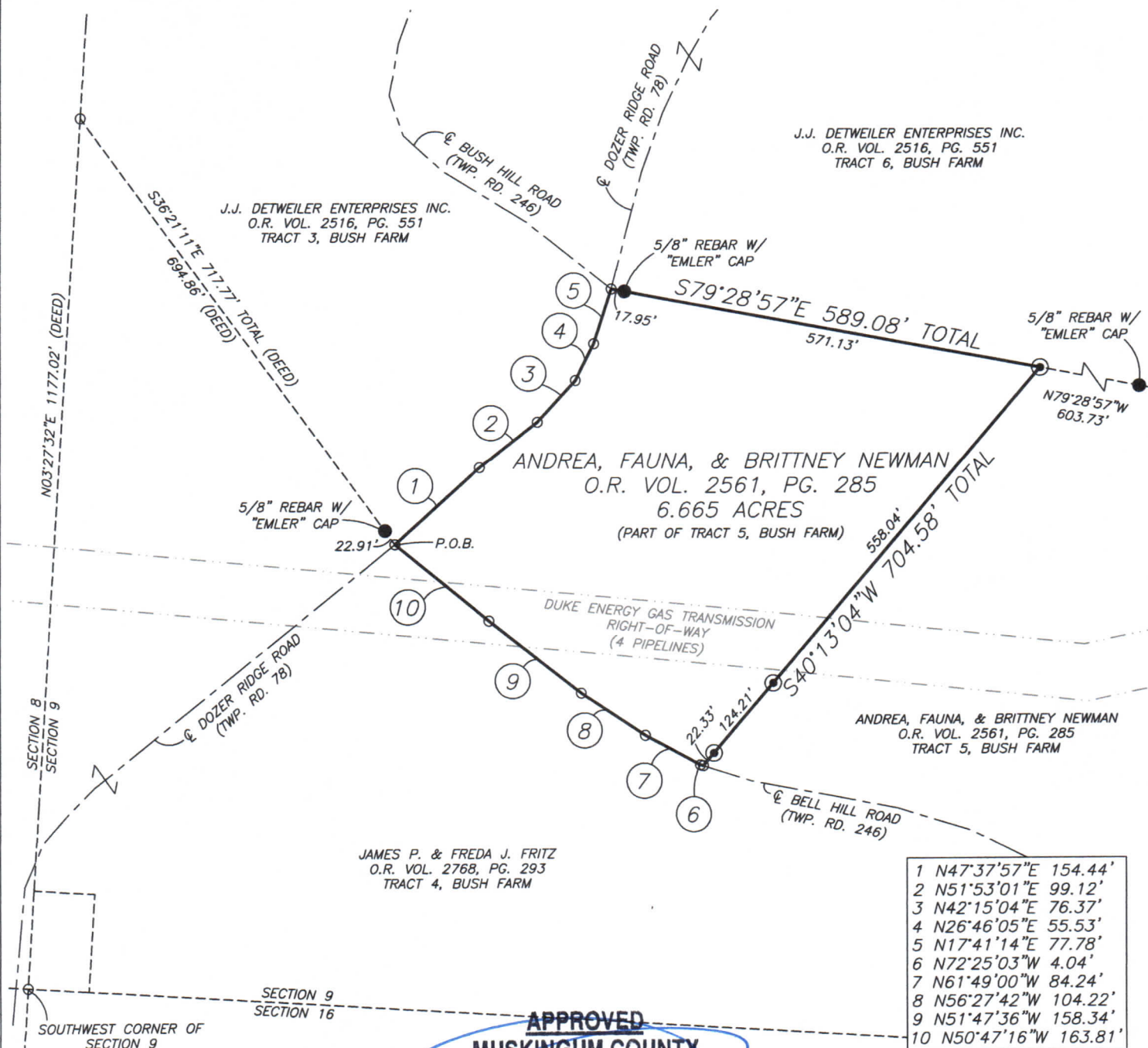
SURVEY FOR ANDREA SWAIN

AUDITORS PARCEL NUMBER
08-08-70-09-15-004 (PART)



BEING A PART OF TRACT 5 OF THE J. J. DETWEILER ENTERPRISES, INC-BUSH FARM SUBDIVISION AS SHOWN IN PLAT BOOK 19, PAGE 102 OF THE MUSKINGUM COUNTY PLAT RECORDS (ALSO RECORDED IN OFFICIAL RECORD VOLUME 2516, PAGE 551) AS CONVEYED TO ANDREA, FAUNA, AND BRITTNEY NEWMAN IN O.R. VOLUME 2561, PAGE 285 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 9, TOWNSHIP 10, 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	N47°37'57"E	154.44'
2	N51°53'01"E	99.12'
3	N42°15'04"E	76.37'
4	N26°46'05"E	55.53'
5	N17°41'14"E	77.78'
6	N72°25'03"W	4.04'
7	N61°49'00"W	84.24'
8	N56°27'42"W	104.22'
9	N51°47'36"W	158.34'
10	N50°47'16"W	163.81'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION APPROVED
By: *[Signature]*

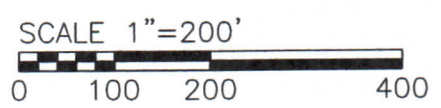
Date: *7/2/18* Fee Paid

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 20.002 AC. TRACT (TRACT 5)
COMPLETED JUNE 2017 BY R.A. EMLER PS7760
PREVIOUS SURVEY OF 8 TRACTS OF THE "BUSH FARM"
COMPLETED JUNE 2017 BY R.A. EMLER PS7760
MUSKINGUM COUNTY GIS

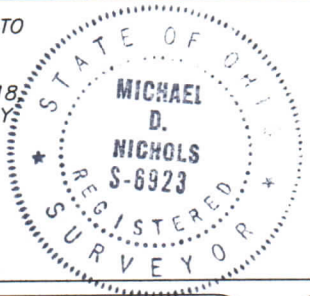
LEGEND

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



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 28th DAY OF JUNE, 2018, FROM A FIELD SURVEY COMPLETED THE 21st DAY OF JUNE, 2018.

OFFICE COPY NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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.
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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rrahio.com

DRAWN BY: JWL	DATE: 06-28-18	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 6096	DRAWING NO: Z:\6096\6096.dwg