

23-90-21-03.000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**GARNER FAMILY TRUST  
LLOYD P. AND MARY ANN GARNER, TRUSTEES  
AUDITORS PARCEL NUMBER  
23-23-90-21-03-000 (ALL)**

BEING ALL OF PARCEL TWO AS CONVEYED TO THE GARNER FAMILY TRUST (LLOYD P. AND MARY ANN GARNER, TRUSTEES) IN O.R. VOLUME 1607, PAGE 467 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, SAID IRON PIN BEING SOUTH 88 DEGREES 11 MINUTES 13 SECONDS EAST 1185.43 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR WITH BROKEN "CLAUS" CAP);

**THENCE** WITH THE NORTH LINE OF SECTION 21 (SOUTH LINE OF A PARCEL CONVEYED TO JASON R. AND ABBY CRAWFORD IN O.R. VOLUME 1946, PAGE 265), SOUTH 88 DEGREES 11 MINUTES 13 SECONDS EAST 990.00 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "CLAUS" CAP) AT 844.09 FEET;

**THENCE** LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO MARKER TRUST (MARJORIE C. HANES, TRUSTEE) IN DEED VOLUME 961, PAGE 290, SOUTH 01 DEGREES 46 MINUTES 44 SECONDS WEST 1131.23 FEET TO A POINT IN THE CENTER OF A PRIVATE ROAD, PASSING AN IRON PIN SET AT 1077.32 FEET;

**THENCE** CONTINUING WITH THE SAID WEST LINE AND WITH THE CENTER OF THE SAID PRIVATE ROAD, SOUTH 18 DEGREES 07 MINUTES 32 SECONDS WEST 171.56 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO PHILLIP R. AND SHERRY I. JIRLES IN O.R. VOLUME 1925, PAGE 14, SAID POINT BEING NORTH 82 DEGREES 18 MINUTES 31 SECONDS WEST 18.07 FEET FROM AN EXISTING IRON PIN (WHITE PVC PIPE DRIVEN OVER EXISTING IRON PIN);

**THENCE** CONTINUING WITH THE SAID CENTER OF THE SAID PRIVATE ROAD AND WITH THE WEST LINE OF THE SAID JIRLES PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 55 MINUTES 09 SECONDS WEST 61.58 FEET TO A POINT;
2. SOUTH 25 DEGREES 34 MINUTES 29 SECONDS WEST 477.45 FEET TO A POINT, SAID POINT BEING SOUTH 56 DEGREES 53 MINUTES 14 SECONDS EAST 10.33 FEET FROM AN IRON PIN SET;
3. SOUTH 21 DEGREES 37 MINUTES 39 SECONDS WEST 205.18 FEET TO A POINT ON THE NORTH LINE OF A PARCEL CONVEYED TO BETTY S. DAILEY (1/3 INTEREST – O.R. VOLUME 2695, PAGE 419), THE SMITH FAMILY TRUST (1/3 INTEREST – O.R. VOLUME 1786, PAGE 266), AND ROY SMITH (1/3 INTEREST – DEED VOLUME 1102, PAGE 315), SAID POINT BEING NORTH 86 DEGREES 29 MINUTES 11 SECONDS WEST 25.00 FEET FROM AN EXISTING IRON PIN (WHITE PVC PIPE DRIVEN OVER EXISTING IRON PIN);

**THENCE** LEAVING THE CENTER OF THE SAID PRIVATE ROAD AND WITH THE NORTH LINE OF THE SAID DAILEY, SMITH FAMILY TRUST, AND SMITH PARCEL, NORTH 87 DEGREES 56 MINUTES 41 SECONDS WEST 649.42 FEET TO AN IRON PIN SET ON THE EAST LINE OF A PARCEL CONVEYED TO LLOYD AND LARRY GARNER IN DEED VOLUME 1064, PAGE 162, PASSING AN IRON PIN SET AT 10.19 FEET;

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**THENCE** WITH THE EAST LINE OF THE SAID LLOYD AND LARRY GARNER PARCEL AND WITH THE EAST LINE OF A PARCEL CONVEYED TO CAMERON DALE GARNER IN O.R. VOLUME 1781, PAGE 830 AND THE EAST LINE OF TWO PARCELS CONVEYED TO THE GARNER FAMILY TRUST (LLOYD P. AND MARY ANN GARNER, TRUSTEES) IN O.R. VOLUME 1607, PAGE 463, NORTH 01 DEGREES 46 MINUTES 44 SECONDS EAST, PASSING EXISTING IRON PINS AT 490.35 FEET (1/2 INCH REBAR WITH BROKEN "CLAUS" CAP), 876.64 FEET (1/2 INCH REBAR WITH "CLAUS" CAP), AND 976.64 FEET (1/2 INCH REBAR), A TOTAL DISTANCE OF 1976.95 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 41.696 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PETERS CREEK ROAD (TOWNSHIP ROAD 185) 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, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 31ST DAY OF JULY, 2018, FROM A FIELD SURVEY COMPLETED THE 27TH DAY OF JULY, 2018.

**OFFICE COPY  
NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



DESCRIPTION  
APPROVED

By: *[Signature]* 8/1/2018



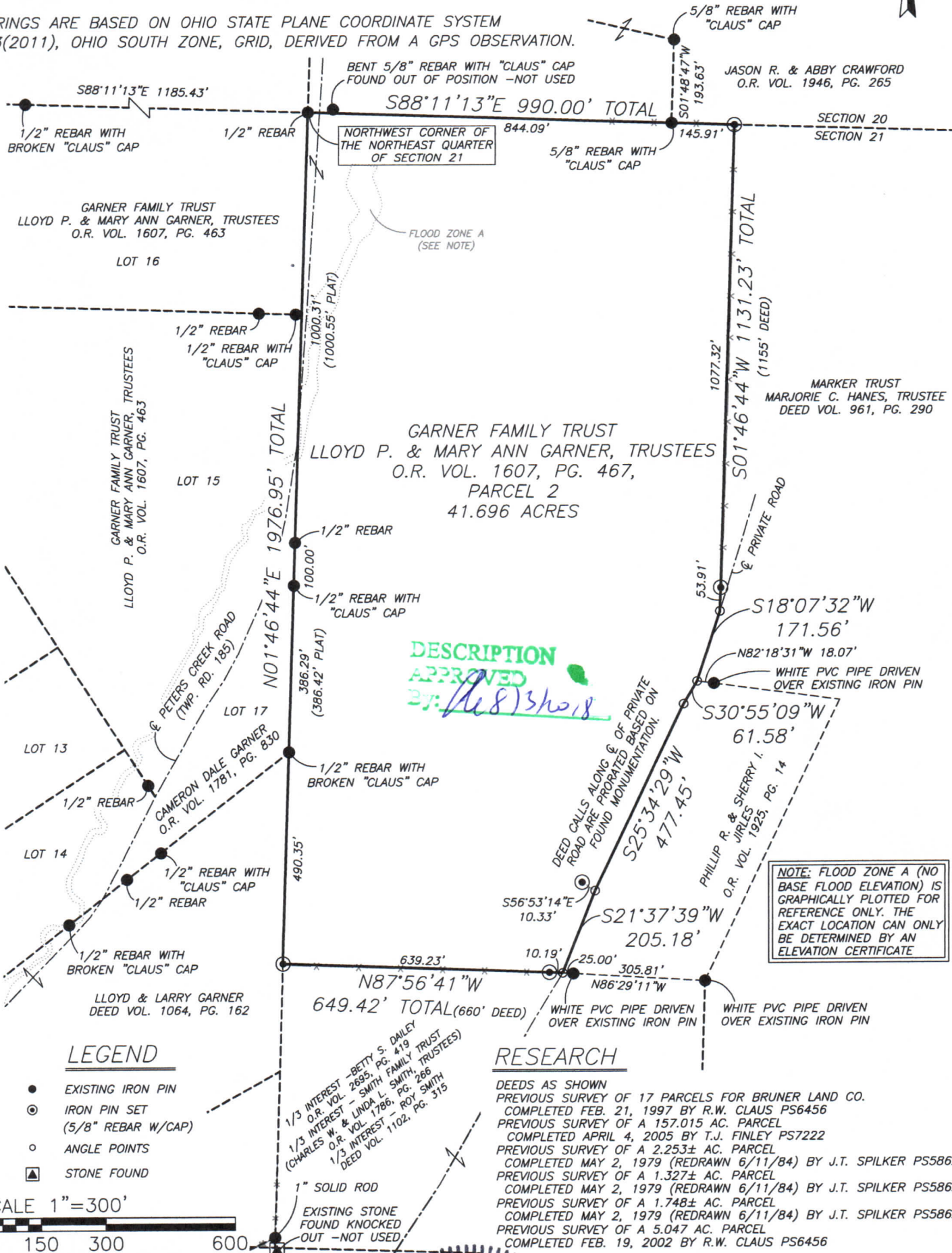
23-90-21-03-000 B

# SURVEY FOR THE GARNER FAMILY TRUST

AUDITORS PARCEL NUMBER  
23-23-90-21-03-000 (ALL)

BEING ALL OF PARCEL TWO AS CONVEYED TO THE GARNER FAMILY TRUST (LLOYD P. AND MARY ANN GARNER, TRUSTEES) AS CONVEYED IN O.R. VOLUME 1607, PAGE 467 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



## LEGEND

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

SCALE 1\"=300'



## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF 17 PARCELS FOR BRUNER LAND CO.  
COMPLETED FEB. 21, 1997 BY R.W. CLAUS PS6456  
PREVIOUS SURVEY OF A 157.015 AC. PARCEL  
COMPLETED APRIL 4, 2005 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 2.253± AC. PARCEL  
COMPLETED MAY 2, 1979 (REDRAWN 6/11/84) BY J.T. SPILKER PS5862  
PREVIOUS SURVEY OF A 1.327± AC. PARCEL  
COMPLETED MAY 2, 1979 (REDRAWN 6/11/84) BY J.T. SPILKER PS5862  
PREVIOUS SURVEY OF A 1.748± AC. PARCEL  
COMPLETED MAY 2, 1979 (REDRAWN 6/11/84) BY J.T. SPILKER PS5862  
PREVIOUS SURVEY OF A 5.047 AC. PARCEL  
COMPLETED FEB. 19, 2002 BY R.W. CLAUS PS6456

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 31st DAY OF JULY, 2018, FROM A FIELD SURVEY COMPLETED THE 27th DAY OF JULY, 2018.

**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, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 07-31-18

SCALE: 1\"=300'

CHECKED BY: MDN

JOB NO: 6111

DRAWING NO:  
Z:\6111\6111.dwg