

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
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WILLIAM P. BISHOP, JR.

AUDITOR'S PARCEL NUMBERS

25-20-01-38-000 (PART-0.452 ACRES) AND 25-35-01-23-000 (PART-2.671 AC.)

BEING A PART OF THE PARCEL CONVEYED TO WILLIAM P. BISHOP, JR. IN O.R. VOLUME 3243, PAGE 284 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 18 AND LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE WITH THE SOUTH LINE OF THE SAID LOT, NORTH 87 DEGREES 34 MINUTES 22 SECONDS WEST 1999.47 FEET (DEED) TO AN EXISTING STONE (0.35 FEET BY 1.0 FEET WITH X MARK), SAID STONE BEING THE SOUTHEAST CORNER OF THE ABOVE SAID BISHOP PARCEL;

THENCE WITH THE EAST LINE OF THE SAID BISHOP PARCEL, NORTH 13 DEGREES 56 MINUTES 48 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1924.40 FEET, A TOTAL DISTANCE OF 2046.67 FEET TO AN IRON PIN SET ON THE WEST LINE OF A PARCEL CONVEYED TO STEVEN S. SMITH AND JESSIE M. SMITH (O.R. VOLUME 2413, PAGE 647), SAID IRON PIN ALSO BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SMITH WEST LINE AND TRAVERSING INTO THE SAID BISHOP PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 76 DEGREES 03 MINUTES 12 SECONDS WEST 339.53 FEET TO AN IRON PIN SET;
2. NORTH 42 DEGREES 56 MINUTES 16 SECONDS EAST 554.10 FEET TO AN IRON PIN SET;
3. NORTH 32 DEGREES 32 MINUTES 24 SECONDS WEST 280.69 FEET TO AN IRON PIN SET;
4. NORTH 44 DEGREES 07 MINUTES 07 SECONDS EAST, PASSING AN IRON PIN SET AT 52.04 FEET, A TOTAL DISTANCE OF 68.72 FEET TO A POINT IN THE CENTER OF PINECREST DRIVE (COUNTY ROAD 35);

THENCE WITH THE SAID ROAD THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. SOUTH 46 DEGREES 50 MINUTES 21 SECONDS EAST 65.34 FEET TO A POINT;
2. SOUTH 46 DEGREES 57 MINUTES 21 SECONDS EAST 54.72 FEET TO A POINT;
3. SOUTH 45 DEGREES 23 MINUTES 34 SECONDS EAST 68.40 FEET TO A POINT;
4. SOUTH 37 DEGREES 21 MINUTES 44 SECONDS EAST 57.60 FEET TO A POINT;
5. SOUTH 29 DEGREES 50 MINUTES 15 SECONDS EAST 50.91 FEET TO A POINT;
6. SOUTH 22 DEGREES 57 MINUTES 11 SECONDS EAST 47.41 FEET TO A POINT;
7. SOUTH 16 DEGREES 39 MINUTES 51 SECONDS EAST 43.04 FEET TO A POINT;
8. SOUTH 12 DEGREES 30 MINUTES 01 SECONDS EAST 18.01 FEET TO A POINT AT THE NORTHWEST CORNER OF THE ABOVE SAID SMITH PARCEL;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID SMITH PARCEL, SOUTH 61 DEGREES 26 MINUTES 46 SECONDS WEST, PASSING AN IRON PIN SET AT 24.17 FEET, A TOTAL DISTANCE OF 84.47 FEET TO AN IRON PIN SET,

THENCE CONTINUING WITH THE SAID SMITH LINE, SOUTH 13 DEGREES 56 MINUTES 48 SECONDS WEST 423.05 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 3.123 ACRES (TOTAL), BEING A PART OF PARCEL NUMBER 25-20-01-38-000 (0.452 ACRES), A PART OF PARCEL NUMBER 25-35-01-23-000 (2.671 AC.). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PINECREST DRIVE (COUNTY ROAD 35) 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.

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 29TH DAY OF APRIL, 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 29TH DAY OF APRIL, 2025.

OFFICE COPY

NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/13/25
DATE

DESCRIPTION

APPROVED

By: D.M. Barnhard

5-13-2025

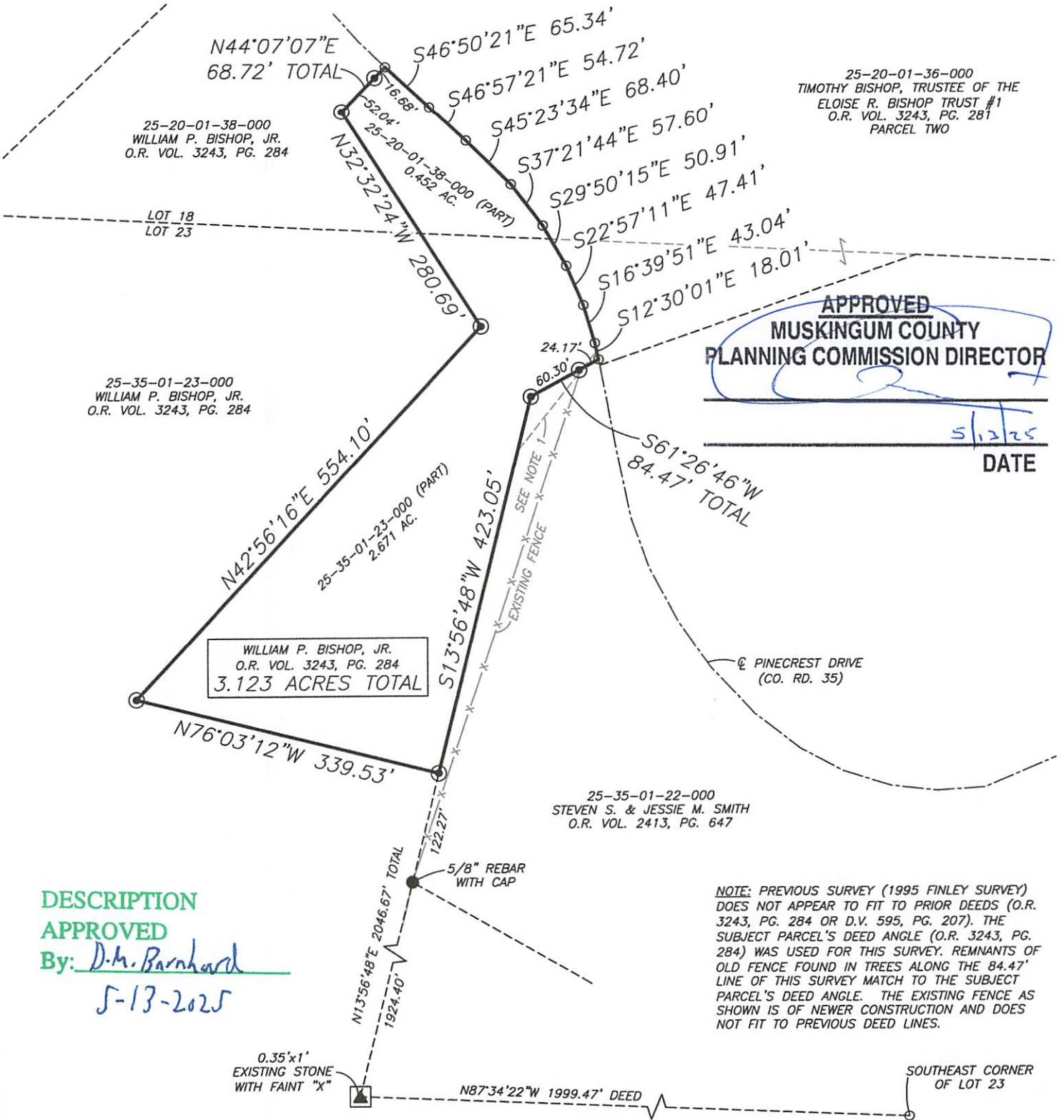
SURVEY FOR WILLIAM P. BISHOP, JR.

AUDITOR'S PARCEL NUMBERS

25-20-01-38-000 (PART - 0.452 AC.) & 25-35-01-23-000 (PART - 2.671 AC.)

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



DESCRIPTION
APPROVED

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

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.162± AC. PARCEL COMPLETED FEB. 27, 1995 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 4.69 AC. PARCEL COMPLETED MAY 21, 2012 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 8.798± AC. PARCEL COMPLETED APRIL 7, 2017 BY T.H. LINN PS7113.
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=150'

0 75 150 300

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, 2025, FROM A FIELD SURVEY COMPLETED THE 29th DAY OF APRIL, 2025.

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@rohoio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-29-25

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 7134

DRAWING NO:
Z:\7134\7134.dwg