

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850

MELVIN J. MAST AND MELINDA R. MAST
AUDITORS PARCEL NUMBER
25-42-01-05-000 (PART – 0.500 AC.)
TO BE COMBINED WITH 25-42-01-12-000

BEING A PART OF THE PARCEL CONVEYED TO MELVIN J. AND MELINDA R. MAST IN O.R. VOLUME 2889, PAGE 281 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; AND ALSO BEING ALL OF LOT 12, AND PART OF LOTS 2, 3, 13, 16, AND 17 OF THE TOWN OF HOPEWELL AS RECORDED IN PLAT BOOK "A-O", PAGE 137 OF THE MUSKINGUM COUNTY PLAT RECORDS. SITUATED IN LOT 13 AND LOT 14 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13 OF QUARTER TOWNSHIP 3;

THENCE WITH THE WEST LINE OF THE SAID LOT 13, SOUTH 02 DEGREES 55 MINUTES 33 SECONDS WEST 1550.18 FEET TO A POINT ON THE NORTH LINE OF AN UNNAMED ALLEY (16.5 FEET WIDE) ON THE NORTH LINE OF THE ABOVE SAID TOWN OF HOPEWELL;

THENCE LEAVING THE SAID LOT LINE AND WITH THE NORTH LINE OF THE SAID UNNAMED ALLEY, SOUTH 85 DEGREES 05 MINUTES 41 SECONDS WEST 3.03 FEET TO A POINT ON THE EAST LINE OF CENTER STREET (66 FEET WIDE) OF THE TOWN OF HOPEWELL, NOW KNOWN AS NORTH HOPEWELL ROAD (TOWNSHIP ROAD 415);

THENCE WITH THE SAID EAST LINE OF CENTER STREET, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS EAST 54.79 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID STREET LINE AND TRAVERSING THROUGH THE ABOVE SAID MAST PARCEL AND THROUGH LOTS 3, 2, AND 13, AND TRAVERSING INTO LOT 16 OF THE TOWN OF HOPEWELL THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 85 DEGREES 05 MINUTES 41 SECONDS EAST 198.15 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 18.00 FEET;**
- 2. SOUTH 00 DEGREES 32 MINUTES 00 SECONDS EAST 110.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO THE HOPEWELL FREE METHODIST CHURCH IN O.R. VOLUME 2488, PAGE 766;**

THENCE WITH THE NORTH LINE OF THE SAID HOPEWELL FREE METHODIST CHURCH PARCEL AND TRAVERSING THROUGH LOTS 16 AND 17 OF THE TOWN OF HOPEWELL, SOUTH 85 DEGREES 05 MINUTES 41 SECONDS WEST 198.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) ON THE EAST LINE OF THE ABOVE SAID CENTER STREET;

THENCE WITH THE EAST LINE OF THE SAID STREET, NORTH 00 DEGREES 34 MINUTES 14 SECONDS WEST 110.17 FEET TO THE PLACE OF BEGINNING.

7146 MAST

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CONTAINING 0.500 ACRES FROM AUDITOR'S PARCEL NUMBER 25-42-01-05-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 415 (NORTH HOPEWELL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9TH DAY OF MAY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF MAY 2025.

OFFICE COPY
NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
5/16/25
DATE

DESCRIPTION
APPROVED
By: D.M. Barnhard
5-16-2025

SURVEY FOR MELVIN MAST

AUDITOR'S PARCEL NUMBER
25-42-01-05-000 (PART-0.500 AC.)
TO BE COMBINED WITH 25-42-01-12-000

BEING A PART OF THE PARCEL CONVEYED TO MELVIN J. AND MELINDA R. MAST IN O.R. VOLUME 2889, PAGE 281 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; AND ALSO BEING ALL OF LOT 12, AND PART OF LOTS 2, 3, 13, 16, AND 17 OF THE TOWN OF HOPEWELL AS RECORDED IN PLAT BOOK "A-0", PAGE 137 OF THE MUSKINGUM COUNTY PLAT RECORDS. SITUATED IN LOT 13 AND LOT 14 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

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- A - 25-42-01-14-000 TRUSTEES OF HOPEWELL FREE METHODIST CHURCH (TO THE TRUSTEES FOR A MEETING HOUSE FOR ALL ORTHODOX RELIGIOUS DENOMINATIONS) D.V. 69, PG. 94
- B - 25-42-01-13-000 TRUSTEES OF HOPEWELL FREE METHODIST CHURCH D.V. 611, PG. 62
- C - 25-42-01-15-000 TRUSTEES OF HOPEWELL FREE METHODIST CHURCH D.V. 611, PG. 62
- D - 25-42-01-16-000 TRUSTEES OF HOPEWELL FREE METHODIST CHURCH D.V. 546, PG. 884

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.600± AC. PARCEL COMPLETED DEC. 6, 2001 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 9.78 AC. PARCEL COMPLETED JULY 21, 2004 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.211± AC. PARCEL COMPLETED DEC. 12, 1977 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.08± AC. PARCEL COMPLETED SEPT. 12, 2017 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.07± AC. PARCEL COMPLETED SEPT. 12, 2017 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.38± AC. PARCEL COMPLETED SEPT. 12, 2017 BY J.D. NEWCOME PS7321

LEGEND

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

SCALE 1"=120'

0 60 120 240

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 9th DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED THE 9th DAY OF MAY, 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, BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 05-09-25

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 7146

DRAWING NO:
Z:\7146\7146.dwg