

25-55-22-08-006 A

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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FISHER, MARY JO FISHER, RICHARD D. FISHER, REBECCA S. HUFFMAN, JAMES R. FISHER, MOLLY A. SMITH, PAUL A. FISHER, MARK A. FISHER, PATRICK D. FISHER, AND JANE M. LENHART IN O.R. VOLUME 2435, PAGE 670 (LIFE ESTATE TO JOHN W. FISHER IN O.R. VOLUME 2435, PAGE 672);

THENCE LEAVING THE SAID ROAD AND WITH THE EAST AND NORTH LINES OF THE SAID FISHER ET. AL. PARCEL (O.R. VOLUME 2459, PAGE 670) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 02 DEGREES 45 MINUTES 19 SECONDS EAST 559.48 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.00 FEET;
2. NORTH 84 DEGREES 40 MINUTES 27 SECONDS WEST 336.90 FEET TO AN IRON PIN SET ON THE EAST LINE OF A PARCEL CONVEYED TO FRED A. HAWKINS, LOUISE V. HAWKINS, PAUL WOZNAK, AND TINA WOZNAK IN O.R. VOLUME 2627, PAGE 652 (SAID LINE ALSO BEING THE WEST LINE OF SECTION 22);

THENCE WITH THE EAST LINE OF THE SAID HAWKINS AND WOZNAK PARCEL, NORTH 03 DEGREES 17 MINUTES 55 SECONDS EAST 620.05 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 15.571 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 415 (HOPEWELL NATIONAL ROAD) 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.

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.

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF OCTOBER 2019, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF OCTOBER 2019.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: Michael D. Nichols

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 10/25/19

Fee Paid -