

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Fax (740) 450-1000

JOHN HOOVER

AUDITORS PARCEL NUMBER 29-29-30-16-32-000 (PART)
TO BE CONVEYED TO ADJOINER JOHN HOOVER (PARCEL # 29-29-40-17-20-000)

BEING A PART OF A TRACT CONVEYED TO NYO REAL ESTATE INVESTMENTS, LLC FKA MRB OPERATING CO. INC. IN O.R. VOLUME 2346, PAGE 524 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 16, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16;

THENCE WITH THE EAST LINE OF SECTION 16, NORTH 01 DEGREES 50 MINUTES 15 SECONDS EAST 661.77 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE OF SECTION 16 AND WITH THE NORTH LINE OF A TRACT CONVEYED TO BAUGHMAN PARK LTD. IN O.R. VOLUME 2183, PAGE 100 THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 87 DEGREES 14 MINUTES 40 SECONDS WEST 1112.54 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 13 DEGREES 25 MINUTES 15 SECONDS EAST 379.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. NORTH 79 DEGREES 55 MINUTES 55 SECONDS WEST 291.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP FOUND IN TREE ROOT);
4. NORTH 01 DEGREES 59 MINUTES 45 SECONDS EAST 257.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. NORTH 87 DEGREES 57 MINUTES 50 SECONDS WEST 330.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO KEITH J. AND MONIQUE R. KEEGAN IN O.R. VOLUME 2055, PAGE 902, NORTH 02 DEGREES 00 MINUTES 45 SECONDS EAST 111.79 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A POWER LINE RIGHT-OF-WAY GRANTED TO OHIO POWER IN DEED VOLUME 552, PAGE 227 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID PIN BEING SOUTH 02 DEGREES 00 MINUTES 45 SECONDS WEST 284.16 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE TRAVERSING THROUGH THE ABOVE SAID NYO REAL ESTATE INVESTMENTS, LLC TRACT WITH THE SOUTH LINE OF THE SAID POWER LINE RIGHT-OF-WAY, SOUTH 77 DEGREES 14 MINUTES 13 SECONDS EAST 1682.46 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO JOHN M. HOOVER IN O.R. VOLUME 2308, PAGE 123;

THENCE LEAVING THE SAID POWER LINE RIGHT-OF-WAY AND WITH THE WEST LINE OF THE SAID HOOVER TRACT AND THE WEST LINE OF A TRACT CONVEYED TO JOHN M. HOOVER IN O.R. VOLUME 2253, PAGE 368 (SAID LINE ALSO BEING THE EAST LINE OF SECTION 16), SOUTH 01 DEGREES 41 MINUTES 55 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 154.78 FEET, A TOTAL DISTANCE OF 482.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16.561 ACRES, SUBJECT TO ALL 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.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 46.81 AC., 20.03 AC., 20.02 AC., AND 20.01 AC. TRACTS COMPLETED SEPTEMBER 10, 2010 BY C.R. HARKNESS PS6885.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF MAY, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 22nd DAY OF MAY, 2013.

OFFICE COPY
JASON LEACHMAN
REGISTERED PROFESSIONAL SURVEYOR
3643 HOOVER
NOT RECORDABLE



DESCRIPTION
APPROVED

By: *[Signature]* 5/23/13

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/23/13
Date

Fee Paid

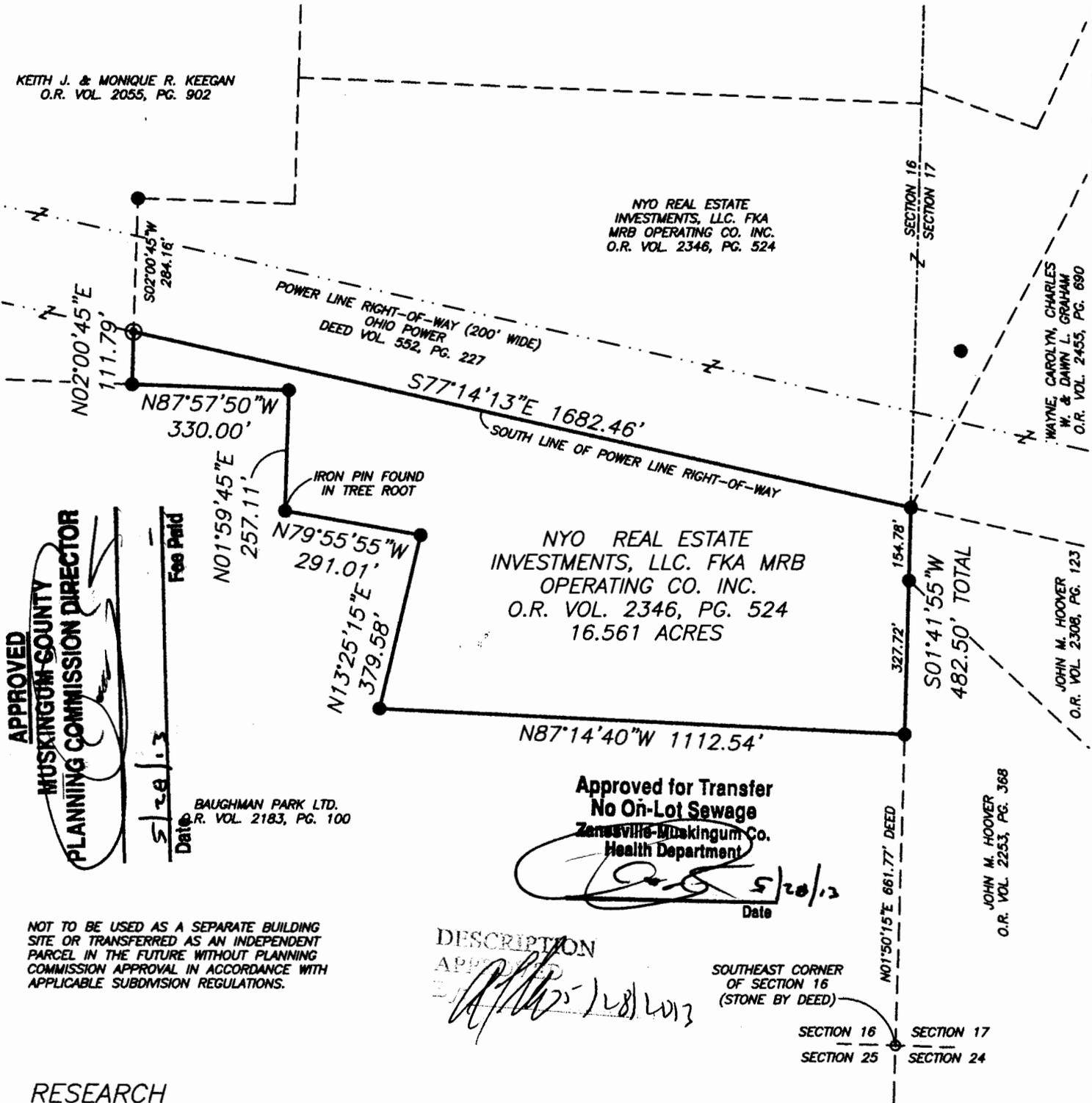
SURVEY FOR JOHN HOOVER

AUDITORS PARCEL NUMBER
29-29-30-16-32-000 (PART)

TO BE CONVEYED TO ADJOINER JOHN HOOVER (PARCEL # 29-29-40-17-20-000)

BEING A PART OF A TRACT CONVEYED TO NYO REAL ESTATE INVESTMENTS, LLC. FKA MRB OPERATING CO. INC. IN O.R. VOLUME 2346, PAGE 524 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 16, TOWNSHIP 3, RANGE 9, OF THE UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 46.81 AC., 20.03 AC., 20.02 AC., AND 20.01 AC. TRACTS COMPLETED SEPTEMBER 10, 2010 BY C.R. HARKNESS PS6885.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid
 5/28/13
 Date

BAUGHMAN PARK LTD.
O.R. VOL. 2183, PG. 100

Approved for Transfer
No On-Lot Sewage
 Zanesville-Muskingum Co.
 Health Department

 Date 5/28/13

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.

DESCRIPTION
 APPROVED

 Date 5/28/13

SOUTHEAST CORNER OF SECTION 16 (STONE BY DEED)

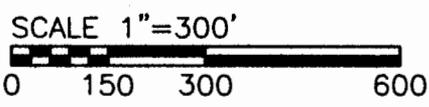
SECTION 16 SECTION 17
SECTION 25 SECTION 24

RESEARCH

- DEEDS AS SHOWN
 PREVIOUS SURVEY OF A 46.81 AC., 20.03 AC., 20.02 AC., AND 20.01 AC. TRACTS COMPLETED SEP. 10, 2010 BY C.R. HARKNESS PS6885
 PREVIOUS SURVEY OF A 8.96 AC. TRACT COMPLETED AUG. 20, 2010 BY J.D. NEWCOME PS7321
 PREVIOUS SURVEY OF A 115.811 AC. AND A 1.500 AC. TRACT COMPLETED JAN. 20, 2006 BY J.L. VAN OSTRAN PS8283
 PREVIOUS SURVEY OF A 19.35 AC. TRACT COMPLETED MAY 02, 2006 BY J.D. NEWCOME PS7321
 PREVIOUS SURVEY OF A 61.281 AC. TRACT COMPLETED OCT. 16, 1984 BY W.J. BIEDENBACH PS5718

LEGEND

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

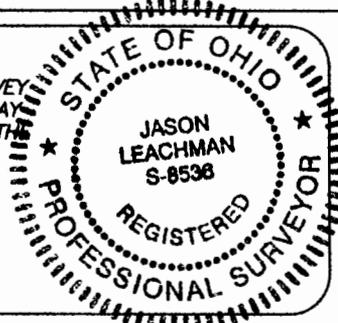


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF MAY, 2013, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF MAY, 2013.

OFFICE COPY

~~NOT RECORDABLE~~

J. LEACHMAN
REGISTERED SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL 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 PKE, ZANESVILLE, OHIO 43701
 phone: 740-453-4850, fax: 740-450-1000, email: BEI@rotio.com

DRAWN BY: JWL	DATE: 05-23-13	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 5643	DRAWING NO: Z:\5643\5643.dwg