

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
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THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST

GEORGIA GRIFFIN, TRUSTEE

AUDITORS PARCEL NUMBER

51-51-40-13-33-000 (PART – 42.838 AC.)

51-51-40-13-41-000 (ALL – 6.510 AC.)

51-51-80-18-01-000 (ALL – 80.486 AC.)

BEING A PART OF PARCEL 51-51-40-13-33-000 AND ALL OF PARCELS 51-51-40-13-41-000 AND 51-51-80-18-01-000, AS CONVEYED TO THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST IN O.R. VOLUME 2416, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTH HALF OF FRACTIONAL SECTION 13 AND THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 18 (SOUTHEAST CORNER OF FRACTIONAL SECTION 13).

THENCE WITH THE EAST LINE OF THE SAID FRACTIONAL SECTION 18 (ALSO BEING THE WEST LINE OF A PARCEL CONVEYED TO RAY FORAKER IN O.R. VOLUME 2561, PAGE 213), SOUTH 02 DEGREES 43 MINUTES 56 SECONDS WEST 2665.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT THE SOUTHEAST CORNER OF THE NORTH HALF OF FRACTIONAL SECTION 18;

THENCE WITH THE SOUTH LINE OF THE SAID NORTH HALF OF FRACTIONAL SECTION 18 (ALSO BEING THE NORTH LINE OF A PARCEL CONVEYED TO JAMES D. MATTOX IN O.R. VOLUME 2336, PAGE 617 AND A PARCEL CONVEYED TO VELMA J., ROMNEY R., AND BEVERLY J. BUNKER IN O.R. VOLUME 1606, PAGE 296), NORTH 87 DEGREES 34 MINUTES 52 SECONDS WEST 1319.09 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT 965.63 FEET AND AN EXISTING IRON PIN (1/2 INCH REBAR) AT 1170.82 FEET;

THENCE WITH THE WEST LINES OF A PARCEL CONVEYED TO BONNIE J. MILLER IN O.R. VOLUME 2559, PAGE 500, AND A PARCEL CONVEYED TO BEVERLY J. AND DOUGLAS C. GUINSLER IN DEED VOLUME 958, PAGE 279 OF THE MUSKINGUM COUNTY DEED RECORDS, THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 02 DEGREES 44 MINUTES 16 SECONDS EAST 2254.85 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 164.00 FEET (SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE SAID GUINSLER PARCEL);
2. SOUTH 87 DEGREES 25 MINUTES 09 SECONDS EAST 57.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 02 DEGREES 37 MINUTES 40 SECONDS EAST 99.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
4. NORTH 87 DEGREES 32 MINUTES 21 SECONDS WEST 57.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
5. NORTH 02 DEGREES 34 MINUTES 32 SECONDS EAST 305.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF THE SAID GUINSLER PARCEL, NORTH 87 DEGREES 53 MINUTES 06 SECONDS WEST 482.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO THE DAVID F. SPILLMAN REVOCABLE TRUST (DAVID F. AND SARAH L. SPILLMAN, TRUSTEES) IN O.R. VOLUME 1502, PAGE 951;

THENCE LEAVING THE SAID GUINSLER NORTH LINE AND WITH THE EAST LINE OF THE SAID SPILLMAN PARCEL, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST 276.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO

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THE GRIFFIN FAMILY TRUST (GEORGE W. AND GEORGIA E. GRIFFIN, TRUSTEES) IN O.R. VOLUME 2230, PAGE 212;

THENCE TRAVERSING THROUGH THE ABOVE SAID PATTON PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 06 DEGREES 42 MINUTES 38 SECONDS WEST 300.55 FEET TO AN IRON PIN SET;
2. NORTH 86 DEGREES 15 MINUTES 13 SECONDS WEST 196.53 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO THE SAID GRIFFIN FAMILY TRUST;

THENCE WITH THE NORTH LINE OF THE SAID GRIFFIN PARCEL, NORTH 88 DEGREES 44 MINUTES 04 SECONDS WEST 417.36 FEET TO A POINT IN THE OLD CENTERLINE OF SPRY ROAD, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 389.20 FEET;

THENCE WITH THE OLD CENTERLINE OF SPRY ROAD, NORTH 35 DEGREES 32 MINUTES 56 SECONDS WEST 46.64 FEET TO AN IRON PIN SET ON THE WEST LINE OF FRACTIONAL SECTION 13 (EAST LINE OF QUARTER TOWNSHIP 3), SAID IRON PIN SET BEING NORTH 01 DEGREES 38 MINUTES 23 SECONDS EAST 597.04 FEET FROM AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 13 (NORTHWEST CORNER OF FRACTIONAL SECTION 18);

THENCE WITH THE SAID WEST LINE OF FRACTIONAL SECTION 13, NORTH 01 DEGREES 38 MINUTES 23 SECONDS EAST 133.78 FEET TO A POINT ON THE CENTERLINE OF U.S. ROUTE 22/40 (EAST PIKE), PASSING AN IRON PIN SET ON THE RIGHT OF WAY AT 35.78 FEET;

THENCE WITH CENTER OF THE SAID U.S. ROUTE 22/40 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 68 DEGREES 19 MINUTES 41 SECONDS EAST 821.71 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 11459.16 FEET (CHORD BEARING NORTH 70 DEGREES 11 MINUTES 41 SECONDS EAST 746.53 FEET, DELTA ANGLE 3 DEGREES 44 MINUTES 00 SECONDS) AN ARC LENGTH OF 746.67 FEET TO A POINT;
3. NORTH 72 DEGREES 03 MINUTES 41 SECONDS EAST 338.94 FEET TO A POINT;

THENCE LEAVING THE CENTER OF U.S. ROUTE 22/40 AND WITH THE WEST LINE OF A PARCEL CONVEYED TO CLYDE F. AND MARY E. SOLLER IN DEED VOLUME 1130, PAGE 565 AND A PARCEL CONVEYED TO GARY A. AND RUTH E. FERGUSON IN O.R. VOLUME 2397, PAGE 296, SOUTH 13 DEGREES 52 MINUTES 22 SECONDS EAST 918.50 FEET TO AN EXISTING IRON PIN (AXLE), PASSING EXISTING IRON PINS (AXLE) AT 207.47 FEET AND 845.64 FEET;

THENCE WITH THE SOUTH LINES OF THE SAID FERGUSON PARCEL AND A PARCEL CONVEYED TO CRAIG STONEBURNER IN O.R. VOLUME 1832, PAGE 319, NORTH 87 DEGREES 57 MINUTES 21 SECONDS EAST 556.03 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "DINAN" CAP) AT 375.54 FEET;

THENCE WITH THE WEST LINE OF THE ABOVE SAID FORAKER PARCEL, SOUTH 01 DEGREES 44 MINUTES 58 SECONDS WEST 614.50 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 129.834 ACRES TOTAL (51-51-40-13-33-000 – 42.838 ACRES WITH 3.673 ACRES IN U.S. ROUTE 22/40 RIGHT OF WAY, 51-51-40-13-41-000 – 6.510 ACRES, 51-51-80-18-01-000 – 80.486 ACRES). SUBJECT TO A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN DEED VOLUME 277, PAGE 360 AND ALL OTHER ALL APPLICABLE EASEMENTS.

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

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

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 31ST DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 26TH DAY OF JANUARY, 2017.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536
5945 129 AC



DESCRIPTION
APPROVED
By: *[Signature]* 1/31/2017

BASELINE SURVEYING, INC.

3010 EAST PIKE ZANESVILLE, OHIO 43701
PH: 740-453-4850 F: 740-450-1000
EMAIL: BEI@OHIORR.COM

THE MARILYNN I. PATTON

KEYSTONE INHERITANCE TRUST

PERRY TOWNSHIP, MUSKINGUM COUNTY

SURVEY FOR GEORGIA GRIFFIN

AUDITORS PARCEL NUMBERS

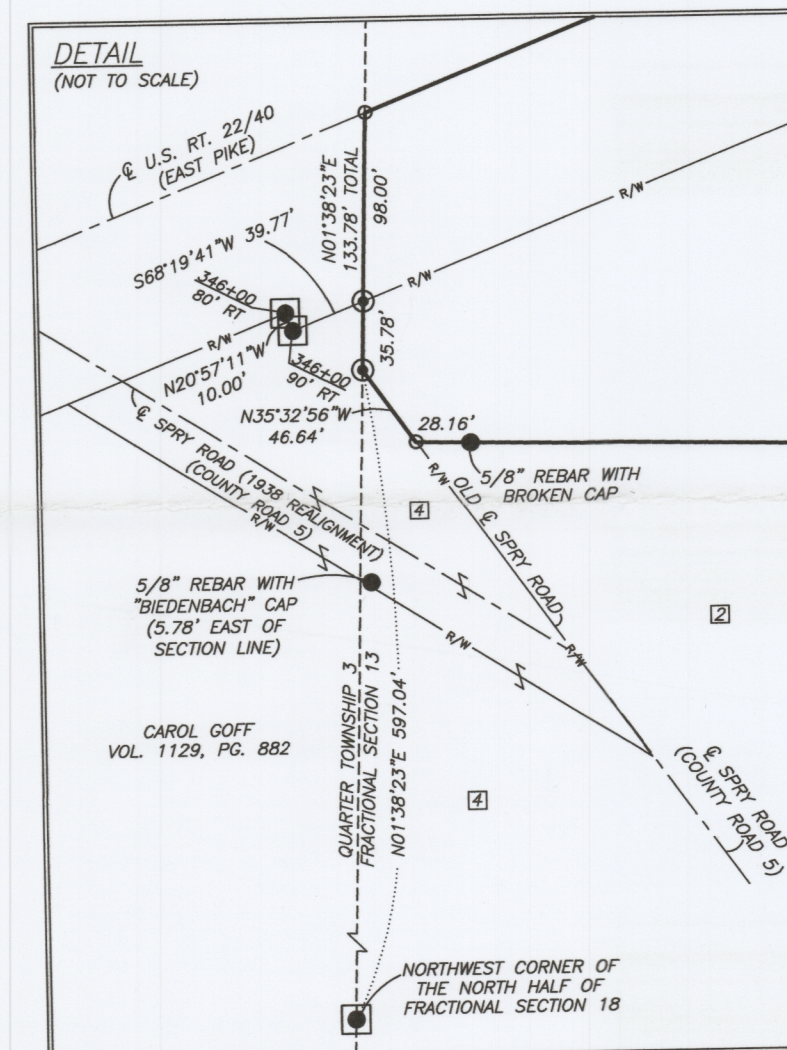
51-51-40-13-33-000 (PART - 42.838 AC. - 3.673 AC. IN R/W)
51-51-40-13-41-000 (ALL - 6.510 AC.)
51-51-80-18-01-000 (ALL - 80.486 AC.)

BEING A PART OF PARCEL 51-51-40-13-33-000 AND ALL OF PARCELS 51-51-40-13-41-000 AND 51-51-80-18-01-000, AS CONVEYED TO THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST IN O.R. VOLUME 2416, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTH HALF OF FRACTIONAL SECTION 13 AND THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY 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
- ⊠ AXLE FOUND
- ▲ MONUMENT FOUND
- X- EXISTING FENCE

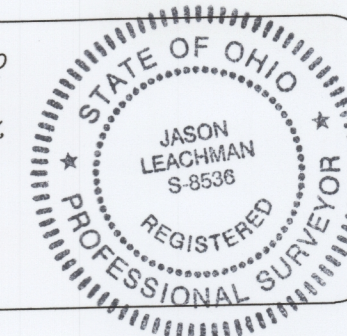


THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

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 JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JANUARY, 2017.

NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

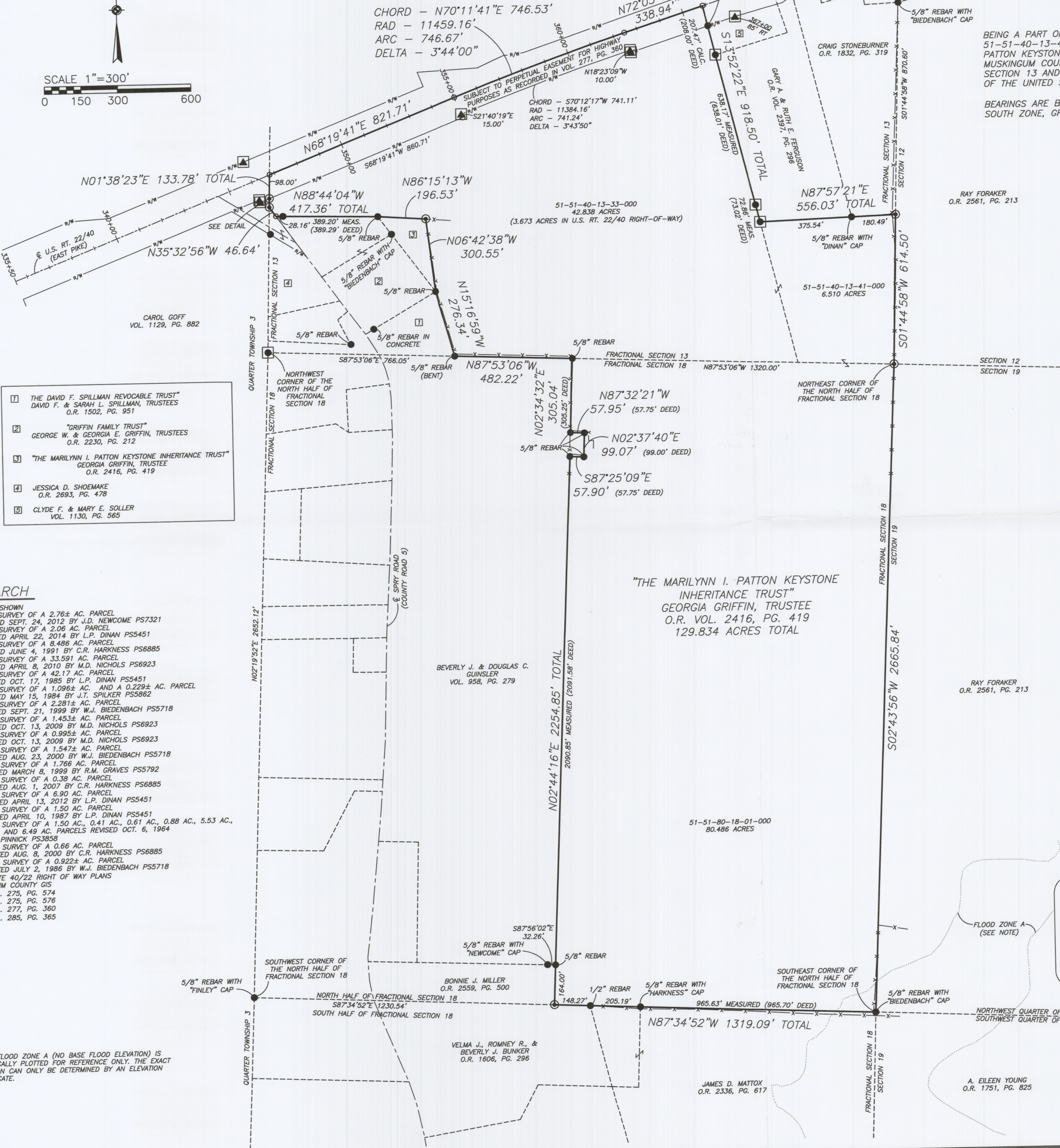
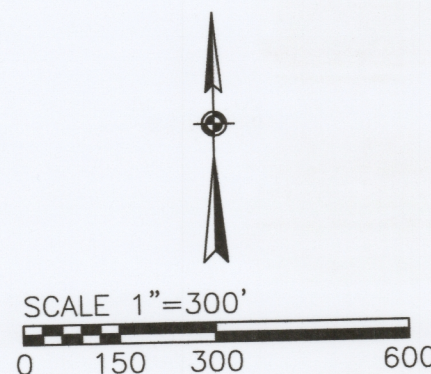


DESCRIPTION
APPROVED
By: *[Signature]*

DRAWN BY:	CHECKED BY:	FILENAME:
JWL 01/31/17	JWL 01/31/17	Z:\5945\5945.dwg
INITIAL - DATE	REVISIONS	

JOB NO.
5945

SCALE:
1"=300'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.76± AC. PARCEL
COMPLETED SEPT. 24, 2012 BY J.D. NEWCOMBE PS7321
PREVIOUS SURVEY OF A 2.06 AC. PARCEL
COMPLETED APRIL 22, 2014 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 8.486 AC. PARCEL
COMPLETED JUNE 4, 1991 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 33.591 AC. PARCEL
COMPLETED APRIL 8, 2010 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 42.17 AC. PARCEL
COMPLETED OCT. 17, 1985 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.096± AC. AND A 0.229± AC. PARCEL
COMPLETED MAY 15, 1984 BY U.T. SPILKER PS5862
PREVIOUS SURVEY OF A 2.281± AC. PARCEL
COMPLETED SEPT. 21, 1999 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.453± AC. PARCEL
COMPLETED OCT. 13, 2009 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 0.995± AC. PARCEL
COMPLETED OCT. 13, 2009 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 1.547± AC. PARCEL
COMPLETED AUG. 23, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.768 AC. PARCEL
COMPLETED MARCH 8, 1999 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 0.38 AC. PARCEL
COMPLETED AUG. 1, 2007 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 6.90 AC. PARCEL
COMPLETED APRIL 13, 2012 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.50 AC. PARCEL
COMPLETED APRIL 10, 1987 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.50 AC., 0.41 AC., 0.61 AC., 0.88 AC., 5.53 AC., 7.21 AC. AND 6.49 AC. PARCELS REVISED OCT. 6, 1964
BY R.B. PINNICK PS3858
PREVIOUS SURVEY OF A 0.66 AC. PARCEL
COMPLETED AUG. 8, 2000 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 0.922± AC. PARCEL
COMPLETED JULY 2, 1986 BY W.J. BIEDENBACH PS5718
U.S. ROUTE 40/22 RIGHT OF WAY PLANS
MUSKINGUM COUNTY GIS
DEED VOL. 275, PG. 574
DEED VOL. 275, PG. 576
DEED VOL. 277, PG. 360
DEED VOL. 285, PG. 365

NOTE: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.