

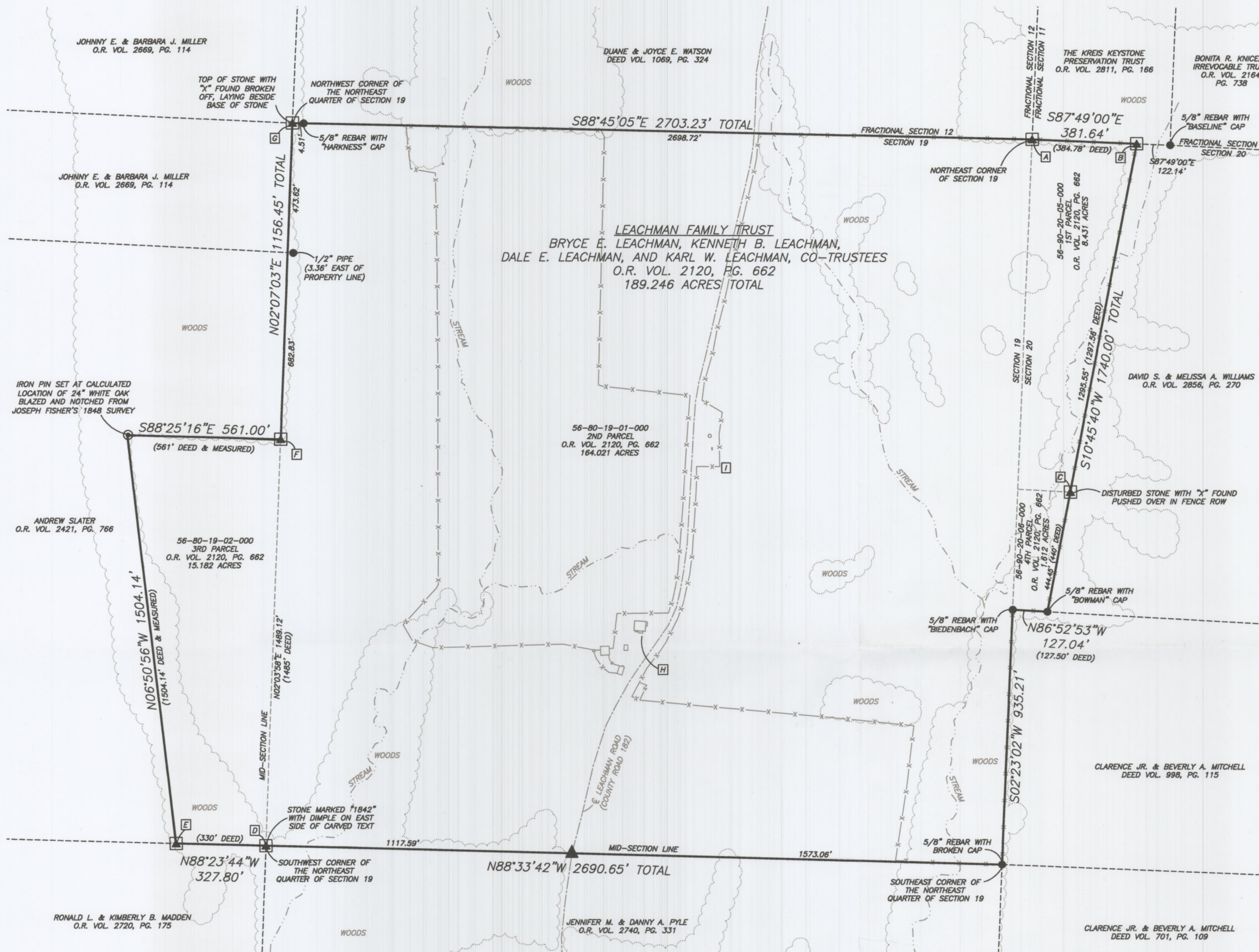
SURVEY FOR THE LEACHMAN FAMILY TRUST

AUDITORS PARCEL NUMBERS

56-80-19-01-000 (ALL), 56-80-19-02-000 (ALL),
56-90-20-05-000 (ALL), & 56-90-20-06-000 (ALL)

BEING ALL OF THE PARCELS CONVEYED TO THE LEACHMAN FAMILY TRUST IN O.R. VOLUME 2120, PAGE 662 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



THE LEACHMAN FAMILY TRUST
AUDITORS PARCEL NUMBERS
56-80-19-01-000 (ALL), 56-80-19-02-000 (ALL), 56-90-20-05-000 (ALL), AND 56-90-20-06-000 (ALL)

BEING ALL OF THE PARCELS CONVEYED TO THE LEACHMAN FAMILY TRUST IN O.R. VOLUME 2120, PAGE 662 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE (WITH "X") AT THE NORTHEAST CORNER OF SECTION 19;

THENCE WITH THE NORTH LINE OF SECTION 20 (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO THE KREIS KEYSTONE PRESERVATION TRUST IN O.R. VOLUME 2811, PAGE 168), SOUTH 87 DEGREES 49 MINUTES 00 SECONDS EAST 381.64 FEET TO AN EXISTING STONE (WITH "X") AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO DAVID S. AND MELISSA A. WILLIAMS IN O.R. VOLUME 2856, PAGE 270, SAID STONE BEING NORTH 87 DEGREES 49 MINUTES 00 SECONDS WEST 122.14 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BASELINE" CAP);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID WILLIAMS PARCEL, SOUTH 10 DEGREES 45 MINUTES 40 SECONDS WEST 1740.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BOWMAN" CAP) ON THE NORTH LINE OF A PARCEL CONVEYED TO CLARENCE JR. AND BEVERLY A. MITCHELL IN DEED VOLUME 998, PAGE 115 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID MITCHELL PARCEL, NORTH 86 DEGREES 52 MINUTES 53 SECONDS WEST 127.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) ON THE EAST LINE OF THE SAID SECTION 19 (ALSO BEING AT THE NORTHWEST CORNER OF THE SAID MITCHELL PARCEL);

THENCE WITH THE EAST LINE OF SECTION 19 (ALSO BEING THE WEST LINE OF THE SAID MITCHELL PARCEL), SOUTH 02 DEGREES 23 MINUTES 02 SECONDS WEST 935.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 (ALSO BEING AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO JENNIFER M. AND DANNY A. PYLE IN O.R. VOLUME 2740, PAGE 331);

THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 (ALSO BEING THE NORTH LINE OF THE SAID PYLE PARCEL), NORTH 88 DEGREES 33 MINUTES 42 SECONDS WEST 2690.65 FEET TO AN EXISTING STONE (WITH "X") AT THE SOUTHWEST CORNER OF SECTION 19 (ALSO BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO RONALD L. AND KIMBERLY B. MADDEN IN O.R. VOLUME 2720, PAGE 175), PASSING AN EXISTING RAILROAD SPIKE IN THE CENTER OF LEACHMAN ROAD (COUNTY ROAD 182) AT 1573.06 FEET;

THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19 (ALSO BEING THE NORTH LINE OF THE SAID MADDEN PARCEL), NORTH 88 DEGREES 23 MINUTES 44 SECONDS WEST 327.80 FEET TO AN EXISTING STONE (WITH "X") AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO ANDREW SLATER IN O.R. VOLUME 2421, PAGE 766;

THENCE WITH THE EAST LINE OF THE SAID SLATER PARCEL, THE FOLLOWING TWO COURSES AND DISTANCES:
1. NORTH 06 DEGREES 50 MINUTES 56 SECONDS WEST 1504.14 FEET TO AN IRON PIN SET;
2. SOUTH 88 DEGREES 25 MINUTES 16 SECONDS EAST 561.00 FEET TO AN EXISTING STONE (WITH "X") ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19;

THENCE CONTINUING WITH THE EAST LINE OF THE SAID SLATER PARCEL, AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JOHNNY E. AND BARBARA J. MILLER IN O.R. VOLUME 2669, PAGE 114, NORTH 02 DEGREES 07 MINUTES 03 SECONDS EAST 1156.45 FEET TO AN EXISTING STONE (BROKEN TOP WITH "X") AT THE NORTHWEST CORNER OF SECTION 19;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 19 (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO DUANE & JOYCE E. WATSON IN DEED VOLUME 1069, PAGE 324), SOUTH 88 DEGREES 45 MINUTES 05 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT 4.51 FEET, A TOTAL DISTANCE OF 2703.23 FEET TO THE PLACE OF BEGINNING.

CONTAINING 189.246 ACRES TOTAL WITH 164.021 ACRES IN PARCEL NUMBER 56-80-19-01-000, 15.182 ACRES IN PARCEL NUMBER 56-80-19-02-000, 8.431 ACRES IN PARCEL NUMBER 56-90-20-05-000 AND 1.612 ACRES IN PARCEL NUMBER 56-90-20-06-000. SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF LEACHMAN ROAD (COUNTY ROAD 182) 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.

CHAIN OF TITLE

DATE	GRANTEE	DEED REFERENCE	NOTES
4/17/2007	LEACHMAN FAMILY TRUST	O.R. 2120, PG. 662	ALL 4 PARCELS
6/11/1960	KATHLEEN LEACHMAN	VOL. 499, PG. 5	ALL 4 PARCELS (1/2 INTEREST)
5/26/1950	RONALD LEACHMAN	VOL. 406, PG. 487	ALL 4 PARCELS (1/2 INTEREST)
7/16/1936	DELMAS & GERTRUDE LEACHMAN	VOL. 311, PG. 586	ALL 4 PARCELS
2/1/1919	JAMES LEACHMAN	VOL. 185, PG. 538	4TH PARCEL CREATED
6/3/1918	JAMES & WILLIAM LEACHMAN	VOL. 177, PG. 201	PARCELS 1, 2, & 3 AT SHERIFF'S SALE
11/22/1893	CHARLES BOWDEN	VOL. 105, PG. 103	1ST PARCEL CREATED
4/1/1864	CHARLES BOWDEN	VOL. 45, PG. 222	PARCELS 2 & 3
2/12/1864	JOSEPH CRANE, JR.	VOL. 41, PG. 617	PARCELS 2 & 3 FROM JOSEPH & ELIZA CRANE'S HEIRS
11/21/1848	JOSEPH CRANE	VOL. 14, PG. 265	3RD PARCEL CREATED
6/28/1835	JOSEPH CRANE	VOL. 0, PG. 185	PARCEL 2
10/1/1829	ALVA CLARK	FEDERAL LAND PATENT	PARCEL 2

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.

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 13th DAY OF FEBRUARY, 2020 FROM A FIELD SURVEY COMPLETED THE 16th DAY OF MARCH, 2019.

NOT RECORDED

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



DESCRIPTION
APPROVED
By: *[Signature]*

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.80 AC. PARCEL COMPLETED FEB. 19, 1990 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 157.86 AC. PARCEL COMPLETED JAN. 14, 2016 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 56.471± AC. PARCEL COMPLETED OCT. 6, 1987 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 52.39± AC. PARCEL COMPLETED APRIL 24, 2017 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 6.839± AC. PARCEL COMPLETED MARCH 6, 2009 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 176.163± AC. PARCEL COMPLETED JULY 22, 1995 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 63.70 AC. PARCEL COMPLETED MARCH 17, 1981 BY J.R. MARSHALL PS5307
ORIGINAL SURVEY OF TOWNSHIP 2, RANGE 6, MILITARY TRACT COMPLETED 1803 BY LEVI BARBER
ORIGINAL SURVEY OF SECTION 1 (QUARTER TWP. 1), TOWNSHIP 2, RANGE 6 (INTO LOTS) COMPLETED BY THOMAS EVANS
PREVIOUS SURVEY OF A 15 3/16 AC. PARCEL COMPLETED NOV. 15, 1848 BY JOSEPH FISHER, COUNTY SURVEYOR

DRAWN BY: JWL DATE: 02-13-20 SCALE: 1"=300'
CHECKED BY: MDN JOB NO: 6051 Z:\6051\LEACHMAN.dwg

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
PHONE: 740-453-4850, EMAIL: BE@baseline.com, WWW.BaselineSurveyingInc.com

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ STONE WITH "X" FOUND
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=300'
0 150 300 600

NOTE 1: EXISTING FEATURES AS SHOWN ARE GRAPHICALLY PLOTTED FOR REFERENCE ONLY BASED ON IMAGES PROVIDED BY THE OHIO GEOGRAPHICALLY REFERENCED IMAGE PROGRAM (OGIP).

NOTE 2: THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 38119C 0225G, EFFECTIVE DATE OF JULY 6, 2010. EXACT ELEVATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

