

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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KELLY SEVERT
AUDITOR'S PARCEL NUMBER
60-01-08-29-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO DEBORAH S. FRANCIS, SUCCESSOR TRUSTEE OF THE FRANCIS FAMILY TRUST DATED OCTOBER 30, 2014, IN O.R. VOLUME 2776, PAGE 524 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;

THENCE WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, NORTH 87 DEGREES 16 MINUTES 26 SECONDS WEST 1481.18 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE, NORTH 02 DEGREES 03 MINUTES 54 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1395.00 FEET (DEED), A TOTAL DISTANCE OF 1436.50 FEET (DEED) TO A POINT IN THE CENTER OF STATE ROUTE 146 (CHANDLERSVILLE ROAD);

THENCE LEAVING THE SAID CENTERLINE, NORTH 06 DEGREES 43 MINUTES 48 SECONDS WEST 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID ROAD, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SAID RIGHT OF WAY LINE, SOUTH 83 DEGREES 16 MINUTES 12 SECONDS WEST 189.08 FEET TO A POINT;

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO CHARLES P. BROWN (DEED VOLUME 826, PAGE 254), NORTH 02 DEGREES 17 MINUTES 32 SECONDS EAST, PASSING AN IRON PIN SET AT 2.20 FEET, A TOTAL DISTANCE OF 744.28 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE-NO CAP);

THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO CHARLES PHILIP BROWN (O.R. VOLUME 3045, PAGE 444), SOUTH 43 DEGREES 08 MINUTES 28 SECONDS EAST, PASSING AN IRON PIN SET (SET ON TOP OF AN EXISTING IRON PIN-3/4 INCH PIPE) AT 764.87 FEET, A TOTAL DISTANCE OF 765.55 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE SAID ROAD RIGHT OF WAY;

THENCE WITH THE SAID RIGHT OF WAY LINE, SOUTH 58 DEGREES 28 MINUTES 04 SECONDS WEST 152.69 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 567.00 FEET, CHORD BEARING AND DISTANCE SOUTH 70 DEGREES 33 MINUTES 25 SECONDS WEST 249.56 FEET, AN ARC DISTANCE OF 251.62 FEET, AND A DELTA ANGLE OF 25 DEGREES 25 MINUTES 34 SECONDS TO THE **PLACE OF BEGINNING**.

CONTAINING 5.063 ACRES. SUBJECT TO ALL 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.

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 29TH DAY OF OCTOBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 29TH DAY OF OCTOBER 2025.

OFFICE COPY

NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



**DESCRIPTION
APPROVED**

By: D.M. Barnhardt
11-7-2025

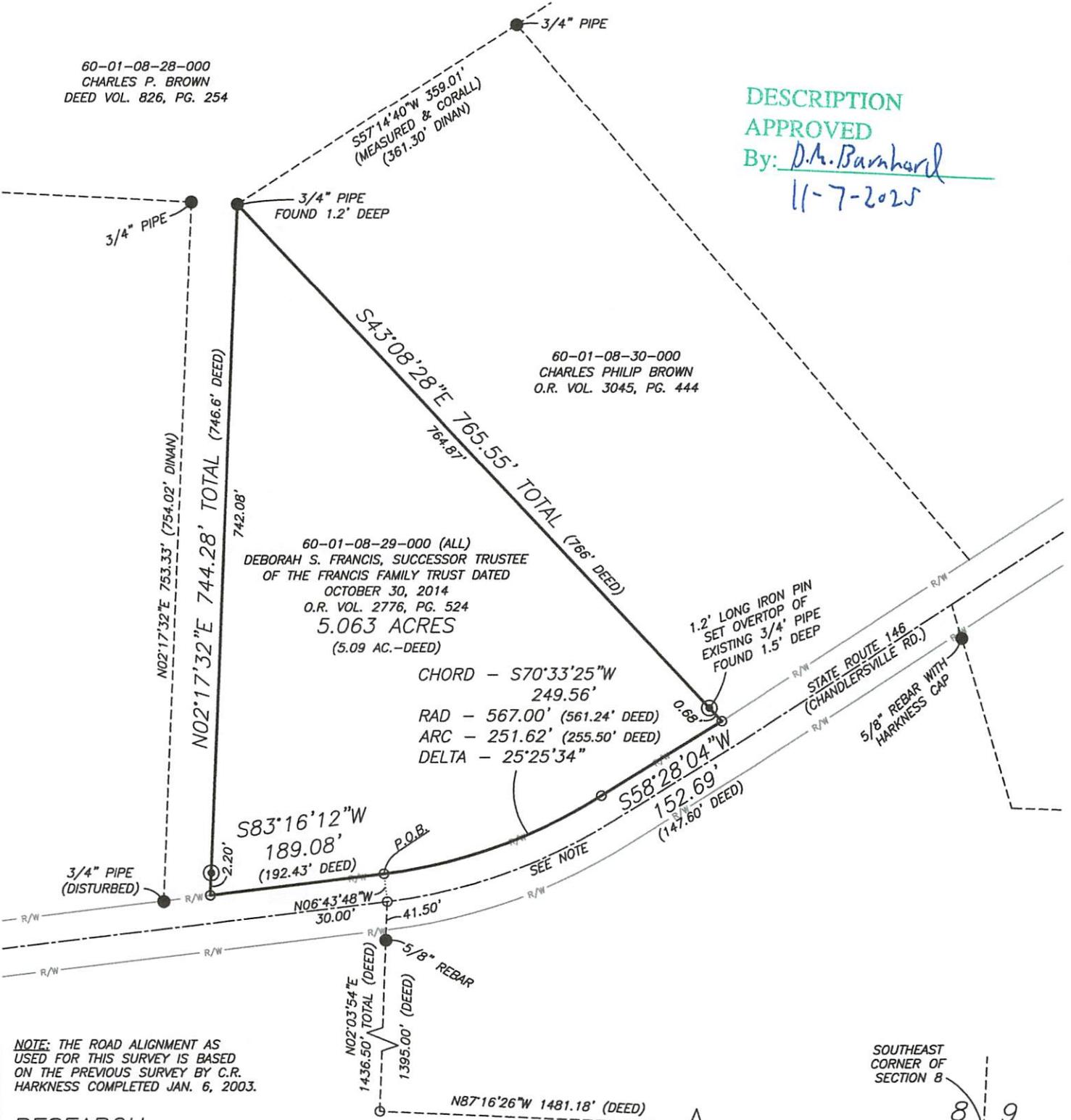
SURVEY FOR KELLY SEVERT

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



DESCRIPTION
APPROVED

By: D.M. Barnhard
11-7-2025

NOTE: THE ROAD ALIGNMENT AS USED FOR THIS SURVEY IS BASED ON THE PREVIOUS SURVEY BY C.R. HARKNESS COMPLETED JAN. 6, 2003.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF PARCEL #4 THRU #8 COMPLETED SEPT. 20, 1969 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 5.853 AC. PARCEL COMPLETED AUG. 16, 2011 BY J.A. CORALL PS6911.
PREVIOUS SURVEY OF A 51.20 AC. PARCEL COMPLETED JAN. 6, 2003 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 34.88 AC. PARCEL COMPLETED DEC. 11, 2003 BY R.L. DANIELS PS5410 MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

SCALE 1" = 150'



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 29th DAY OF OCTOBER, 2025, FROM A FIELD SURVEY COMPLETED THE 29th DAY OF OCTOBER, 2025.

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.
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phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 10-29-25	SCALE: 1" = 150'
CHECKED BY: MDN	JOB NO: 7245	DRAWING NO: Z:\7245\7245.dwg