

70-70-02-13-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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JOYCE HATCHER
AUDITORS PARCEL NUMBER
71-70-70-02-13-000 (ALL)

BEING ALL OF PARCEL TWO AS CONVEYED TO JOYCE HATCHER IN O.R. VOLUME 2940, PAGE 477. SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING AXLE AT THE NORTHWEST CORNER OF LOT 27 OF LAWNDALE ACRES NUMBER 2;

THENCE WITH THE EAST LINE OF A PARCEL CONVEYED TO BARBARA HOWE IN O.R. VOLUME 1501, PAGE 534 AND IN DEED VOLUME 1016, PAGE 247 (ALSO BEING THE WEST LINE OF QUARTER TOWNSHIP 4), NORTH 02 DEGREES 38 MINUTES 23 SECONDS EAST 246.37 FEET TO AN EXISTING IRON PIN (3 INCH PIPE);

THENCE LEAVING THE SAID HOWE EAST LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO SHIRLEY BURKHART IN O.R. VOLUME 2909, PAGE 401 SOUTH 88 DEGREES 12 MINUTES 34 SECONDS EAST 115.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO STEVEN TOKI IN O.R. VOLUME 2836, PAGE 835;

THENCE WITH THE TOKI WEST LINE, SOUTH 02 DEGREES 36 MINUTES 42 SECONDS WEST 246.40 FEET TO AN EXISTING IRON PIN (3 INCH PIPE), SAID PIPE BEING NORTH 88 DEGREES 11 MINUTES 21 SECONDS WEST 98.32 FEET FROM AN EXISTING AXLE;

THENCE WITH THE NORTH LINE OF LOT 27 OF LAWNDALE ACRES NUMBER 2 AS CONVEYED TO JOYCE HATCHER IN O.R. VOLUME 2940, PAGE 477, NORTH 88 DEGREES 11 MINUTES 21 SECONDS WEST 115.18 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.651 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, 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 16TH DAY OF DECEMBER 2020, FROM A FIELD SURVEY COMPLETED BY ME ON THE 4TH DAY OF DECEMBER 2020.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION
APPROVED**

By: Alfred H. Howe

6393 HATCHER