

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com
Telephone (740) 453-4850

TRACT 1

JANE R. BARBOUR

AUDITOR'S PARCEL NUMBERS

73-21-02-14-000 (PART – 0.149 AC.) AND 73-39-02-05-000 (PART – 27.201 AC.)

BEING A PART OF THE PARCEL AS CONVEYED TO JANE R. BARBOUR IN O.R. 3255, PAGE 362 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 13 AND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 13 (SOUTH LINE OF A PARCEL CONVEYED TO KERBY AND MELISSA STAKER IN O.R. 3077, PAGE 610), SOUTH 87 DEGREES 47 MINUTES 25 SECONDS EAST 1501.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH MCPEEK CAP);

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID BARBOUR PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 38 DEGREES 11 MINUTES 10 SECONDS WEST 180.53 FEET TO AN IRON PIN SET;
2. SOUTH 66 DEGREES 52 MINUTES 05 SECONDS EAST 208.68 FEET TO AN IRON PIN SET;
3. NORTH 23 DEGREES 07 MINUTES 55 SECONDS EAST 285.00 FEET TO A POINT IN THE CENTER OF WAYNE RIDGE ROAD (COUNTY ROAD 73), PASSING AN IRON PIN SET AT 260.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 71 DEGREES 17 MINUTES 14 SECONDS EAST 3.19 FEET TO A POINT;
2. SOUTH 80 DEGREES 05 MINUTES 29 SECONDS EAST 99.54 FEET TO A POINT;
3. SOUTH 82 DEGREES 38 MINUTES 09 SECONDS EAST 81.72 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO MARK A. HAMMOND IN O.R. 2850, PAGE 538, SOUTH 11 DEGREES 33 MINUTES 54 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 35.88 FEET AND AT 326.82 FEET, A TOTAL DISTANCE OF 336.82 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE SAID HAMMOND PARCEL, SOUTH 87 DEGREES 04 MINUTES 10 SECONDS EAST 68.01 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO LANCE T. AND MAKENZIE B. HAMBRICK IN O.R. 3109, PAGE 34;

THENCE WITH THE WEST LINE OF THE SAID HAMBRICK PARCEL AND WITH THE WEST LINE OF A PARCEL CONVEYED TO TYLER APPERSON IN O.R. 3108, PAGE 556 AND WITH THE WEST LINE OF A PARCEL CONVEYED TO PRASANNA R. AND FRANKIE R. BHANDARI IN O.R. 3245, PAGE 630, SOUTH 02 DEGREES 47 MINUTES 33 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP) AT 115.25 FEET AND AN EXISTING IRON PIN (1 INCH PIPE) AT 274.15 FEET, A TOTAL DISTANCE OF 340.18 FEET TO AN EXISTING IRON PIN (AXLE) ON THE NORTH LINE OF A PARCEL CONVEYED TO DOUGLAS A. AND KRISTINA J. MOREHOUSE IN O.R. 2335, PAGE 642;

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THENCE WITH THE NORTH LINE OF THE SAID MOREHOUSE PARCEL, NORTH 88 DEGREES 03 MINUTES 09 SECONDS WEST 668.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO DANIEL L. AND KIMBERLY S. PRYOR IN DEED VOLUME 1152, PAGE 249;

THENCE WITH THE NORTH LINE OF THE SAID PRYOR PARCEL, NORTH 87 DEGREES 36 MINUTES 52 SECONDS WEST 1238.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) ON THE EAST LINE OF A PARCEL CONVEYED TO DEANNA L. BISHOFF, TRUSTEE OF THE MARLENE A. PRYOR IRREVOCABLE TRUST, DATED AUGUST 9, 2017 IN O.R. 2741, PAGE 616;

THENCE WITH THE EAST LINE OF THE SAID BISHOFF PARCEL, NORTH 04 DEGREES 14 MINUTES 10 SECONDS EAST 649.02 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 27.350 ACRES TOTAL, WITH 0.149 ACRES FROM AUDITOR'S PARCEL NUMBER 73-21-02-14-000 AND 27.201 ACRES FROM AUDITOR'S PARCEL NUMBER 73-39-02-05-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF WAYNE RIDGE ROAD (COUNTY ROAD 73) 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.

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 1ST DAY OF JULY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 26TH DAY OF JUNE 2025.

OFFICE COPY

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: D.M. Barnhart
8-7-2025

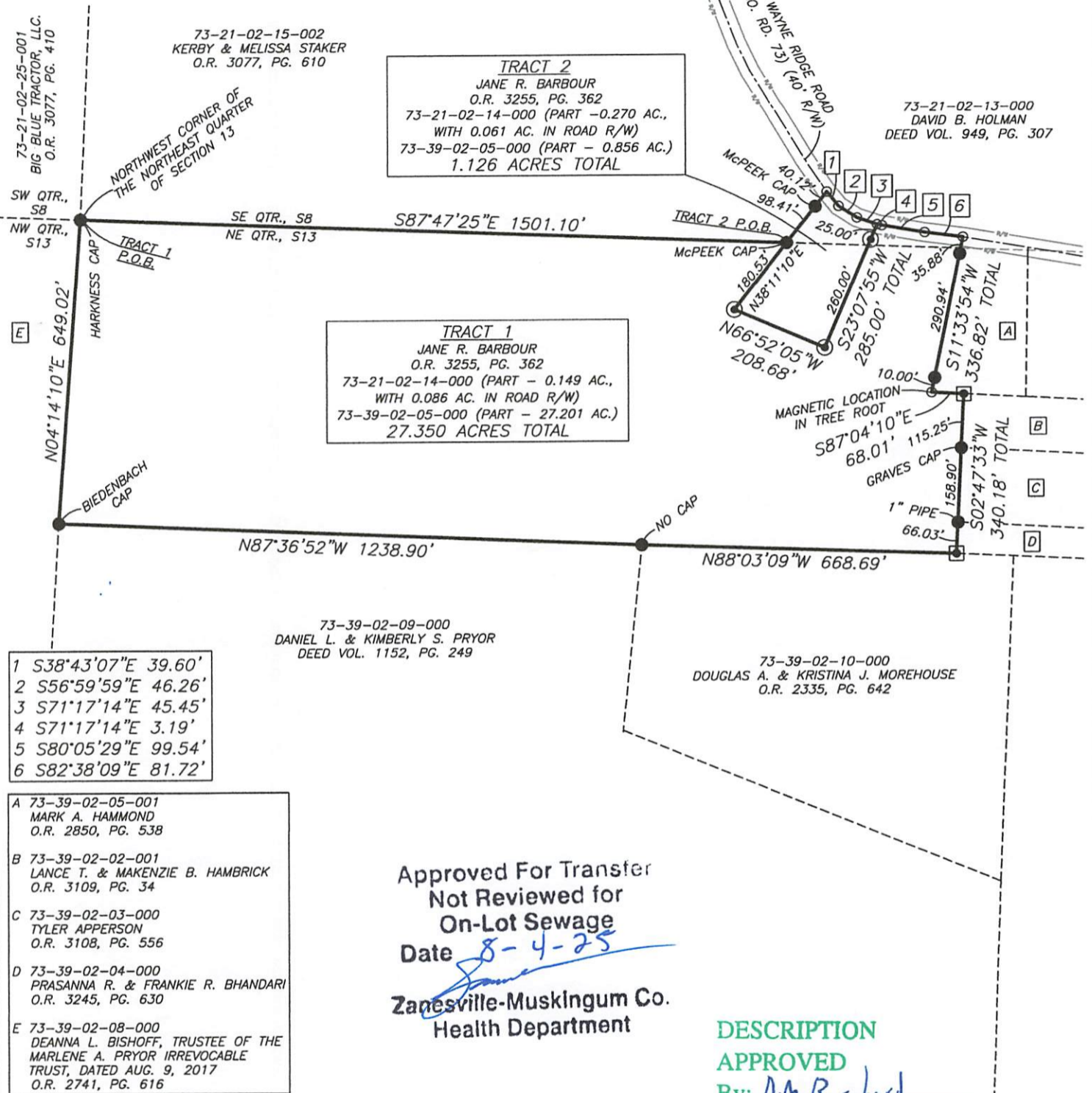
SURVEY FOR JANE R. BARBOUR

AUDITOR'S PARCEL NUMBERS

73-21-02-14-000 (PART) & 73-39-02-05-000 (PART)

BEING A PART OF THE PARCEL AS CONVEYED TO JANE R. BARBOUR IN O.R. 3255, PAGE 362 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 13 AND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 8-4-25

Zanesville-Muskingum Co.
Health Department

DESCRIPTION
APPROVED

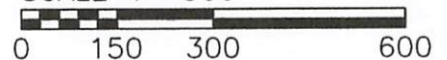
By: D.M. Barnard

8-7-2025

LEGEND

- EXISTING IRON PIN (5/8" REBAR W/CAP, UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ⊠ AXLE FOUND

SCALE 1"=300'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 50.169± AC. PARCEL COMPLETED DEC. 23, 1991 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 10.11 AC. PARCEL COMPLETED FEB. 3, 1989 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF FOUR TRACTS COMPLETED FEB. 2, 2022 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 1.229 AC. AND A 1.640 AC. PARCEL COMPLETED APRIL 4, 2022 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 1.213± AC. PARCEL COMPLETED JULY 12, 1996 BY W.J. BIEDENBACH PS5718.
MUSKINGUM COUNTY GIS

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 1st DAY OF JULY, 2025, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JUNE, 2025.

OFFICE COPY
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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 07-01-25

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 7183

DRAWING NO:
Z:\7183\7183.dwg