

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
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JODY AND TAMMY MURRAY
AUDITORS PARCEL NUMBER
06-06-70-29-01-002 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JODY AND TAMMY MURRAY IN O.R. VOLUME 1751, PAGE 174 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUEROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29;

THENCE WITH THE NORTH LINE OF SECTION 29 (NORTH LINE OF THE ABOVE SAID MURRAY PARCEL), NORTH 87 DEGREES 51 MINUTES 16 SECONDS WEST 714.03 FEET (DEED) TO A POINT;

THENCE CONTINUING WITH THE NORTH LINE OF SECTION 29 (NORTH LINE OF THE ABOVE SAID MURRAY PARCEL), NORTH 87 DEGREES 49 MINUTES 57 SECONDS WEST 1174.70 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID MURRAY PARCEL (EAST LINE OF A PARCEL CONVEYED TO JAMES AND SANDRA SHANER IN O.R. VOLUME 2588, PAGE 99), SOUTH 30 DEGREES 35 MINUTES 35 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 288.80 FEET (DEED), A TOTAL DISTANCE OF 593.60 FEET (DEED) TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID MURRAY WEST LINE AND TRAVERSING THROUGH THE SAID MURRAY PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 74 DEGREES 26 MINUTES 53 SECONDS EAST 112.77 FEET TO AN IRON PIN SET;
2. SOUTH 88 DEGREES 24 MINUTES 23 SECONDS EAST 67.61 FEET TO AN IRON PIN SET;
3. SOUTH 46 DEGREES 27 MINUTES 12 SECONDS EAST 252.57 FEET TO AN IRON PIN SET;
4. SOUTH 50 DEGREES 36 MINUTES 23 SECONDS WEST 174.83 FEET TO A POINT IN THE CENTER OF GAYSPORT HILL ROAD (COUNTY ROAD 466) (SOUTH LINE OF THE SAID MURRAY PARCEL), PASSING AN IRON PIN SET AT 150.25 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD (SOUTH LINE OF THE SAID MURRAY PARCEL AND THE NORTH LINE OF A PARCEL CONVEYED TO CARL ADAM TYSINGER IN O.R. VOLUME 1950, PAGE 511), NORTH 51 DEGREES 09 MINUTES 38 SECONDS WEST 358.05 FEET TO A POINT ON THE WEST LINE OF THE SAID MURRAY PARCEL, SAID POINT BEING NORTH 38 DEGREES 34 MINUTES 48 SECONDS EAST 22.17 FEET FROM AN EXISTING IRON PIN (3/4 INCH SOLID ROD – LEANING);

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID MURRAY PARCEL (EAST LINE OF THE SAID SHANER PARCEL), NORTH 30 DEGREES 35 MINUTES 35 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 41.97 FEET, A TOTAL DISTANCE OF 107.49 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.478 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF GAYSPORT HILL ROAD (COUNTY ROAD 466) AND ALL OTHER APPLICABLE EASEMENTS.

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ALSO SUBJECT TO THE FOLLOWING 25 FEET WIDE EASEMENT
RESERVED BY JODY AND TAMMY MURRAY

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COMMENCING AT THE NORTHEAST CORNER OF SECTION 29;

THENCE WITH THE NORTH LINE OF SECTION 29 (NORTH LINE OF THE ABOVE SAID MURRAY PARCEL), NORTH 87 DEGREES 51 MINUTES 16 SECONDS WEST 714.03 FEET (DEED) TO A POINT;

THENCE CONTINUING WITH THE NORTH LINE OF SECTION 29 (NORTH LINE OF THE ABOVE SAID MURRAY PARCEL), NORTH 87 DEGREES 49 MINUTES 57 SECONDS WEST 1174.70 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID MURRAY PARCEL (EAST LINE OF A PARCEL CONVEYED TO JAMES AND SANDRA SHANER IN O.R. VOLUME 2588, PAGE 99), SOUTH 30 DEGREES 35 MINUTES 35 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 288.80 FEET (DEED), A TOTAL DISTANCE OF 593.60 FEET (DEED) TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID MURRAY WEST LINE AND TRAVERSING THROUGH THE SAID MURRAY PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 74 DEGREES 26 MINUTES 53 SECONDS EAST 25.89 FEET TO A POINT, SAID POINT BEING NORTH 74 DEGREES 26 MINUTES 53 SECONDS WEST 86.88 FEET FROM AN IRON PIN SET;
2. SOUTH 30 DEGREES 35 MINUTES 35 SECONDS WEST 117.83 FEET TO A POINT IN THE CENTER OF GAYSPORT HILL ROAD (COUNTY ROAD 466);

THENCE WITH THE CENTER OF THE SAID ROAD (SOUTH LINE OF THE SAID MURRAY PARCEL AND THE NORTHLINE OF A PARCEL CONVEYED TO CARL ADAM TYSINGER IN O.R. VOLUME 1950, PAGE 511), NORTH 51 DEGREES 09 MINUTES 38 SECONDS WEST 25.26 FEET TO A POINT ON THE WEST LINE OF THE SAID MURRAY PARCEL, SAID POINT BEING NORTH 38 DEGREES 34 MINUTES 48 SECONDS EAST 22.17 FEET FROM AN EXISTING IRON PIN (3/4 INCH SOLID ROD – LEANING);

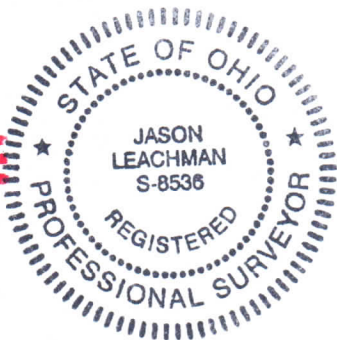
THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID MURRAY PARCEL (EAST LINE OF THE SAID SHANER PARCEL), NORTH 30 DEGREES 35 MINUTES 35 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 41.97 FEET, A TOTAL DISTANCE OF 107.49 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH 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 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 NOVEMBER, 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 30TH DAY OF OCTOBER, 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
11/5/18
Date Fee Paid

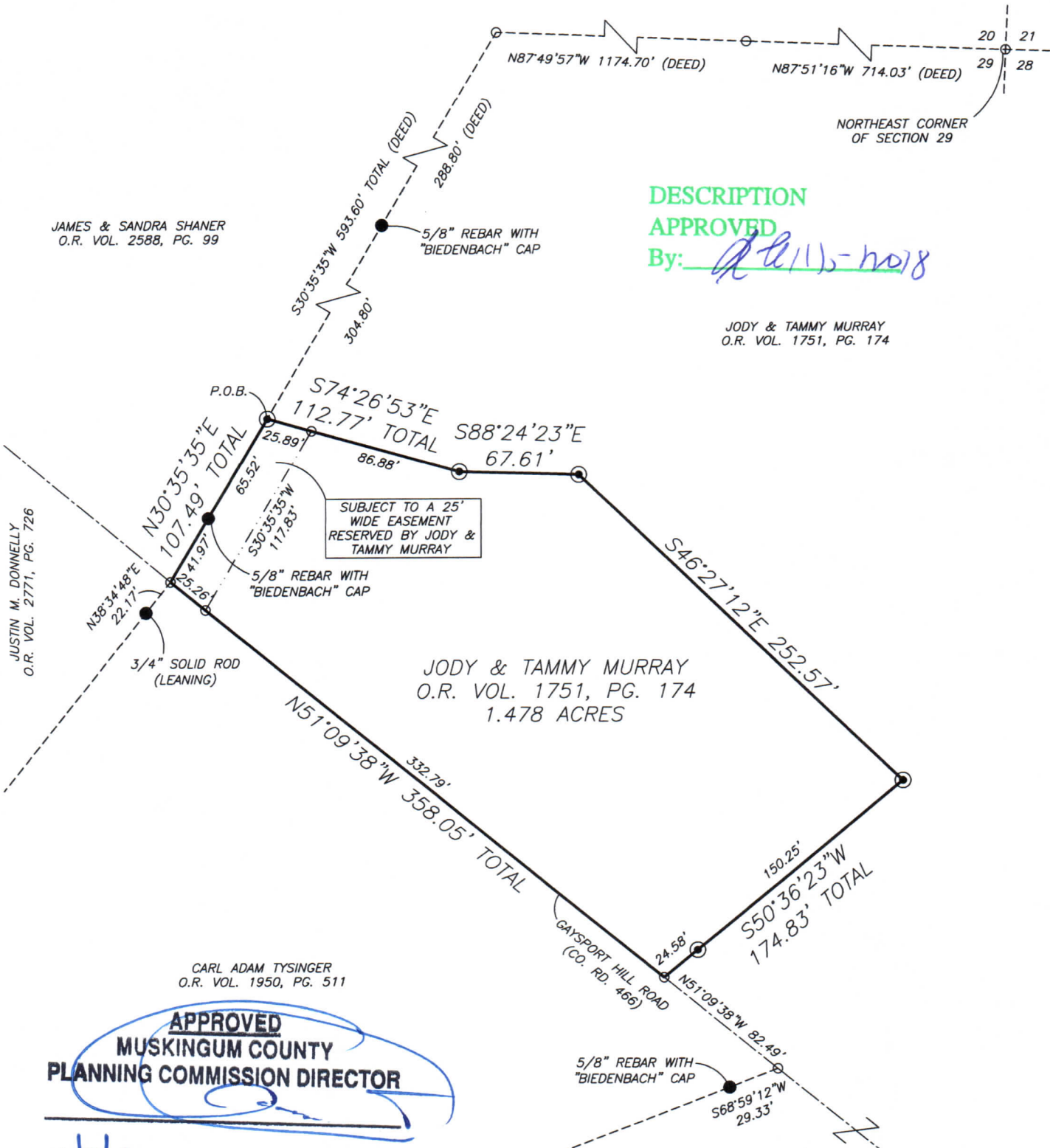
DESCRIPTION
APPROVED
By: [Signature] 11/5/2018

SURVEY FOR TRAVIS KILPATRICK

AUDITORS PARCEL NUMBER
06-06-70-29-01-002 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JODY AND TAMMY MURRAY IN O.R. VOLUME 1751, PAGE 174 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 1 OF A SURVEY BY CHARLES ROBERTS IN MARCH 1834, NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUEROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION

APPROVED

By: *[Signature]* 11/11/2018

JODY & TAMMY MURRAY
O.R. VOL. 1751, PG. 174

JAMES & SANDRA SHANER
O.R. VOL. 2588, PG. 99

JUSTIN M. DONNELLY
O.R. VOL. 2771, PG. 726

CARL ADAM TYSINGER
O.R. VOL. 1950, PG. 511

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/5/18
Date

Fee Paid

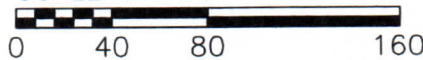
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 50.000± AC. PARCEL
COMPLETED MARCH 4, 2003 BY M.D. NICHOLS PS6923
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=80'



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 NOVEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF OCTOBER, 2018.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

OFFICE COPY
NOT RECORDABLE



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, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 11-01-18

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6138

DRAWING NO:
Z:\6138\6138.dwg