

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)

Telephone (740) 453-4850  
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## MARLENE COHAGEN

AUDITORS PARCEL NUMBER 10-10-04-04-02-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO MARLENE COHAGEN IN O.R. VOLUME 2476, PAGE 571 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN IRON PIN SET AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, SAID IRON PIN BEING SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 1083.27 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-JOHNSON) AT THE SOUTHWEST CORNER OF LOT 20 (SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 4, RANGE 8, COSHOCTON COUNTY);

**THENCE** WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 4, SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 219.09 FEET TO AN IRON PIN SET AT THE PLACE OF **BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 408.61 FEET TO AN EXISTING POST AT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 20;

**THENCE** CONTINUING WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 32 MINUTES 44 SECONDS EAST 705.81 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 88 DEGREES 32 MINUTES 44 SECONDS WEST 1274.37 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-DONAKER) AT THE NORTHEAST CORNER OF SECTION 4, SAID IRON PIN SET ALSO BEING SOUTH 02 DEGREES 36 MINUTES 47 SECONDS EAST 5.27 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR-DISTURBED);

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO CHARLES H. FRY (OFFICIAL RECORD VOLUME 2474, PAGE 813), SOUTH 02 DEGREES 36 MINUTES 47 SECONDS EAST 1776.10 FEET TO AN EXISTING IRON PIN (1/2 INCH REBAR) IN THE CENTER OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), PASSING AN IRON PIN SET AT 1756.10 FEET;

**THENCE** WITH THE CENTER OF THE SAID ROAD AND THE NORTH LINE OF A PARCEL CONVEYED TO JENNIFER L. HAWKINS (OFFICIAL RECORD VOLUME 2009, PAGE 81) THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 31 MINUTES 46 SECONDS WEST 164.19 FEET TO A POINT;
2. SOUTH 88 DEGREES 55 MINUTES 52 SECONDS WEST 277.41 FEET TO A POINT;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 196.36 FEET, AN ARC DISTANCE OF 185.14 FEET, A CHORD BEARING OF NORTH 64 DEGREES 03 MINUTES 28 SECONDS WEST 178.36 FEET AND A DELTA ANGLE OF 54 DEGREES 01 MINUTES 21 SECONDS TO A POINT;
4. NORTH 37 DEGREES 02 MINUTES 48 SECONDS WEST 143.85 FEET TO A POINT;
5. NORTH 33 DEGREES 43 MINUTES 52 SECONDS WEST 319.92 FEET TO A POINT;
6. NORTH 37 DEGREES 06 MINUTES 57 SECONDS WEST 194.81 FEET TO A POINT, SAID POINT BEING NORTH 17 DEGREES 07 MINUTES 05 SECONDS WEST 95.95 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-NEWCOME);

**THENCE** CONTINUING WITH THE CENTER OF THE SAID ROAD AND TRAVERSING INTO THE SAID COHAGEN PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 39 DEGREES 53 MINUTES 52 SECONDS WEST 53.03 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 181.20 FEET, A CHORD BEARING OF NORTH 73 DEGREES 23 MINUTES 19 SECONDS WEST 171.06 FEET AND A DELTA ANGLE OF 66 DEGREES 58 MINUTES 55 SECONDS TO A POINT;

5916 COHAGEN

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3. SOUTH 73 DEGREES 07 MINUTES 34 SECONDS WEST 9.76 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE SAID COHAGEN PARCEL, NORTH 00 DEGREES 41 MINUTES 08 SECONDS WEST 520.09 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 33.57 FEET;

THENCE CONTINUING THROUGH THE SAID COHAGEN PARCEL, NORTH 00 DEGREES 13 MINUTES 03 SECONDS EAST 586.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 41.061 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES (DEED VOLUME 452, PAGE 71), AND ALL OTHER APPLICABLE EASEMENTS.

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

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

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 6TH DAY OF OCTOBER, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6TH DAY OF OCTOBER, 2016.

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



DESCRIPTION  
APPROVED

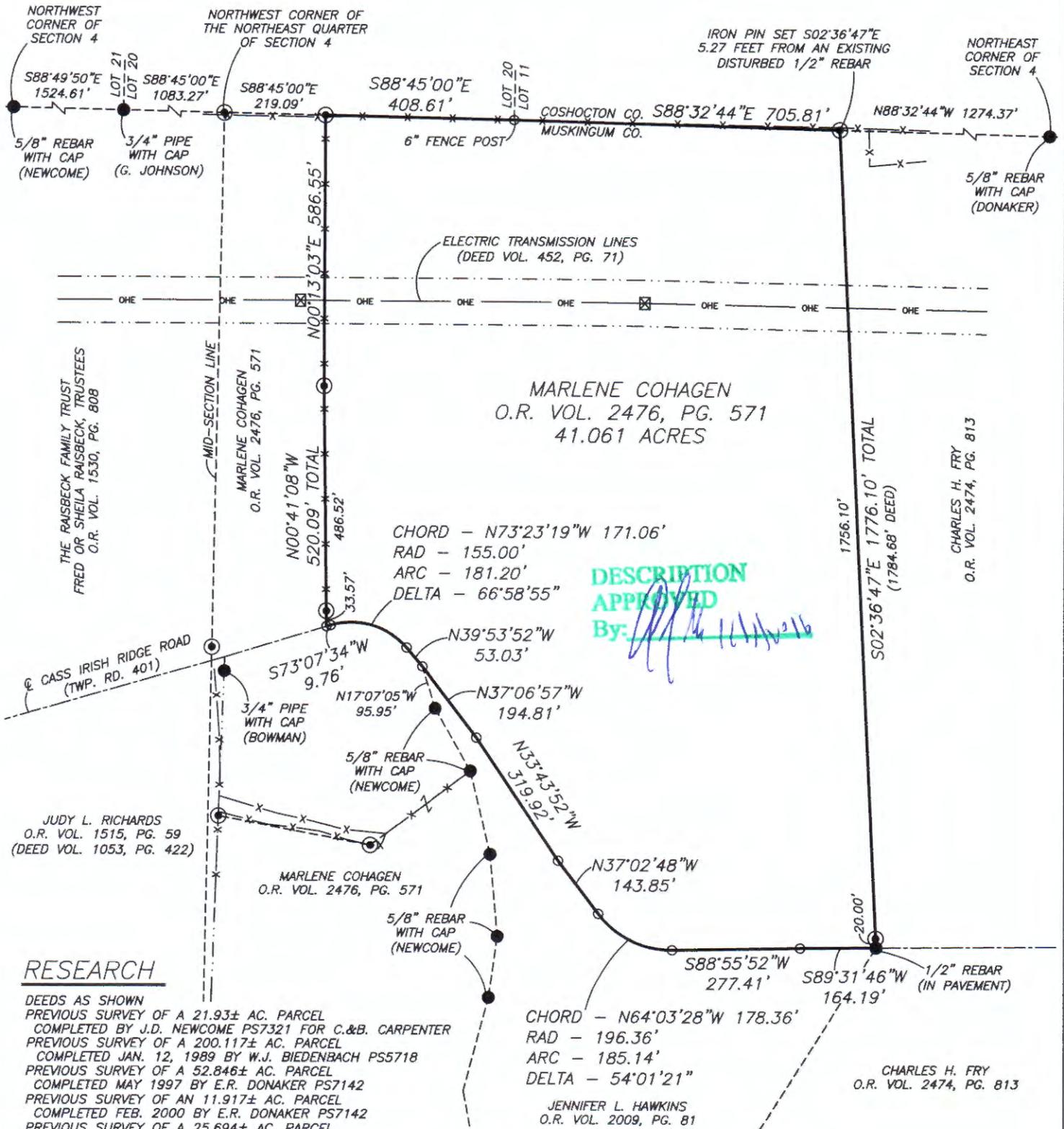
By: *[Signature]* 10/6/2016

# SURVEY FOR MARLENE COHAGEN

AUDITORS PARCEL NUMBER  
10-10-04-04-02-000 (PART-41.061 AC.)

BEING A PART OF THE PARCEL CONVEYED TO MARLENE COHAGEN IN O.R. VOLUME 2476, PAGE 571 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3, RANGE 8, OF THE UNITED STATES MILITARY LANDS, CASS 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: *Jennifer L. Hawkins*

### RESEARCH

DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 21.93± AC. PARCEL COMPLETED BY J.D. NEWCOME PS7321 FOR C.&B. CARPENTER  
 PREVIOUS SURVEY OF A 200.117± AC. PARCEL COMPLETED JAN. 12, 1989 BY W.J. BIEDENBACH PS5718  
 PREVIOUS SURVEY OF A 52.846± AC. PARCEL COMPLETED MAY 1997 BY E.R. DONAKER PS7142  
 PREVIOUS SURVEY OF AN 11.917± AC. PARCEL COMPLETED FEB. 2000 BY E.R. DONAKER PS7142  
 PREVIOUS SURVEY OF A 25.694± AC. PARCEL COMPLETED OCT. 16, 1993 BY S.M. BOWMAN PS7135  
 PREVIOUS SURVEY OF A 12.66± AC. PARCEL COMPLETED OCT. 28, 2005 BY J.D. NEWCOME PS7321  
 PREVIOUS SURVEY OF A 77.3145 AC. PARCEL COMPLETED AUG. 1981 BY M.A. GROVE PS6547  
 PREVIOUS SURVEY OF A 98.673± AC. PARCEL COMPLETED MAY 7, 2013 BY A. DONAKER PS8050  
 MUSKINGUM COUNTY GIS  
 COSHOCTON COUNTY GIS

### LEGEND

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

SCALE 1"=300'



I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF OCTOBER, 2016, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF OCTOBER, 2016.

OFFICE COPY NOT RECORDABLE

JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL 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@rroho.com

DRAWN BY: JWL

DATE: 10-06-16

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 5916

DRAWING NO: Z:\5916\5916.dwg