

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## MARLENE COHAGEN

AUDITORS PARCEL NUMBER 10-10-04-04-02-000 (PART-5.029 ACRES) TO BE COMBINED WITH  
PARCEL NUMBER 10-10-04-04- 04-000 (JUDY RICHARDS-O.R. VOLUME 1515, PAGE 59)

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:

**BEGINNING** AT AN EXISTING TREE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO KENNETH W., III AND ANNETTE MOORE (DEED VOLUME 1136, PAGE 642);

**THENCE** WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 4 (THE EAST LINE OF THE 25.65 ACRE PARCEL CONVEYED TO JUDY RICHARDS -O.R. VOLUME 1515, PAGE 59), NORTH 01 DEGREES 15 MINUTES 32 SECONDS EAST 1407.27 FEET TO A POINT IN THE CENTER OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), SAID POINT BEING SOUTH 01 DEGREES 15 MINUTES 32 SECONDS WEST 30.00 FEET FROM AN IRON PIN SET AND SAID POINT BEING SOUTH 01 DEGREES 15 MINUTES 32 SECONDS WEST 1186.70 FEET FROM AN IRON PIN SET AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 4;

**THENCE** LEAVING THE SAID WEST LINE AND WITH THE CENTER OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 73 DEGREES 54 MINUTES 00 SECONDS EAST 29.72 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 12 MINUTES 15 SECONDS EAST 30.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP-BOWMAN);
2. NORTH 73 DEGREES 07 MINUTES 34 SECONDS EAST 240.23 FEET TO A POINT, SAID POINT BEING SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST 33.57 FEET FROM AN IRON PIN SET;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 23 MINUTES 19 SECONDS EAST 171.06 FEET, AN ARC DISTANCE OF 181.20 FEET, AND A DELTA ANGLE OF 66 DEGREES 58 MINUTES 55 SECONDS TO A POINT;
4. SOUTH 39 DEGREES 53 MINUTES 52 SECONDS EAST 53.03 FEET TO A POINT AT THE NORTHWEST CORNER OF A 12.66 ACRE PARCEL CONVEYED TO JENNIFER HAWKINS (OFFICIAL RECORD VOLUME 2009, PAGE 81);

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID HAWKINS PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 07 MINUTES 05 SECONDS EAST 95.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NEWCOME);
2. SOUTH 29 DEGREES 23 MINUTES 46 SECONDS EAST 155.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NEWCOME);

**THENCE** LEAVING THE SAID HAWKINS PARCEL AND TRAVERSING THROUGH THE ABOVE SAID COHAGEN PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 53 DEGREES 25 MINUTES 39 SECONDS WEST 270.12 FEET TO AN IRON PIN SET;
2. NORTH 79 DEGREES 08 MINUTES 32 SECONDS WEST 334.89 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE PREVIOUSLY SURVEYED EAST LINE OF A 25.694 ACRE PARCEL (STEPHEN BOWMAN-OCTOBER 16, 1993);

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**THENCE** WITH THE SAID PREVIOUSLY SURVEYED LINE, SOUTH 02 DEGREES 12 MINUTES 15 SECONDS WEST 1071.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BEIDENBACH) ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 (NORTH LINE OF THE ABOVE SAID MOORE PARCEL);

**THENCE** WITH THE SAID SOUTH LINE, NORTH 87 DEGREES 43 MINUTES 55 SECONDS WEST 5.00 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 5.029 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF CASS IRISH RIDGE ROAD (TOWNSHIP ROAD 401), SUBJECT TO PIPELINE RIGHT OF WAY/EASEMENT AS RECORDED IN OFFICIAL RECORD VOLUME 1515, PAGE 450, OFFICIAL RECORD VOLUME 2447, PAGE 488 AND OFFICIAL RECORD VOLUME 2447, PAGE 497, AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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.

**OFFICE COPY  
NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



DESCRIPTION  
APPROVED  
By: *[Signature]* 10/24/2016

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*10/25/16*  
Date

Fee Paid