

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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AN IRON PINS SET AT 2.00 FEET AND AT 60.42 FEET, A TOTAL DISTANCE OF 62.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.088 ACRES TOTAL, WITH 0.043 ACRES IN LOT 11 (13-10-04-02-000-PART) AND 0.045 ACRES FROM PARCEL NUMBER 13-10-04-20-000 (PART). SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO, SUBJECT TO THE FOLLOWING 6 FOOT WIDE INGRESS-EGRESS EASEMENT.

BEING A PART OF PARCEL THREE AS CONVEYED TO BIG BOTTOM ENTERPRISES LLC (OFFICIAL RECORD VOLUME 3086, PAG 859) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 3, TOWNSHIP 14, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, VILLAGE OF ROSEVILLE, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF BEEM'S ADDITION TO THE VILLAGE OF ROSEVILLE (REPLAT BOOK 1, PAGE 249);

THENCE WITH THE EAST LINE OF MAIN STREET (WEST LINE OF SAID LOT 11), NORTH 04 DEGREES 13 MINUTES 08 SECONDS EAST, PASSING AN IRON PIN SET AT 1.00 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR) AT 60.27 FEET, A TOTAL DISTANCE OF 62.42 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF MAIN STREET AND THE SOUTH LINE OF 5TH STREET IN THE VILLAGE OF ROSEVILLE;

THENCE WITH THE SOUTH LINE OF THE SAID 5TH STREET, SOUTH 85 DEGREES 38 MINUTES 57 SECONDS EAST 57.48 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 85 DEGREES 38 MINUTES 57 SECONDS EAST 6.00 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID BIG BOTTOM ENTERPRISES LLC PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 42 MINUTES 33 SECONDS WEST 41.43 FEET TO A POINT;
2. NORTH 85 DEGREES 17 MINUTES 05 SECONDS WEST 6.00 FEET TO A POINT, SAID POINT BEING NORTH 03 DEGREES 42 MINUTES 33 SECONDS EAST 19.03 FEET FROM AN IRON PIN SET;
3. NORTH 03 DEGREES 42 MINUTES 33 SECONDS EAST, PASSING AN IRON PIN SET AT 39.39 FEET, A TOTAL DISTANCE OF 41.39 FEET TO THE PLACE OF BEGINNING.

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 3RD DAY OF JULY 2024, FROM A FIELD SURVEY COMPLETED THE 28TH DAY OF JUNE 2024.

OFFICE COPY  
NOT RECORDABLE

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536

DESCRIPTION

APPROVED

By:

*Jason Leachman*

