

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

SURVEY FOR JOHN MAHON AUDITORS PARCEL NUMBER 20-20-30-11-06-000 (PART)

WEST TRACT

BEING A PART OF THE PARCEL CONVEYED TO CONSTANCE S. SKIDMORE, RODNEY L. MAHON, MARCIA A. FISHER AND JOHN H. MAHON, JR. IN O.R. VOLUME 2444, PAGE 720, OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF SECTION 11;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION 11, NORTH 87 DEGREES 03 MINUTES 04 SECONDS EAST 1213.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO RODNEY L. AND JANEE D. MAHON (O.R. VOLUME 2260, PAGE 296), NORTH 03 DEGREES 14 MINUTES 30 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 1085.98 FEET, A TOTAL DISTANCE OF 1352.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID EXISTING IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID MAHON EAST LINE, NORTH 03 DEGREES 14 MINUTES 30 SECONDS WEST 1396.41 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO OHIO FRANKLIN REALTY IN O.R. VOLUME 2566, PAGE 383, SAID POINT BEING NORTH 88 DEGREES 18 MINUTES 19 SECONDS EAST 93.29 FEET FROM AN EXISTING IRON PIN (BOLT IN CONCRETE);

THENCE WITH THE SAID OHIO FRANKLIN REALTY SOUTH LINE, NORTH 88 DEGREES 18 MINUTES 19 SECONDS EAST 666.53 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 20.00 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID SKIDMORE, MAHON, FISHER, AND MAHON PARCEL, SOUTH 03 DEGREES 14 MINUTES 30 SECONDS EAST 2091.67 FEET TO A POINT IN THE CENTER OF FATTLER RIDGE ROAD (TOWNSHIP ROAD 85), PASSING AN IRON PIN SET AT 2061.67 FEET;

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

1. SOUTH 51 DEGREES 43 MINUTES 43 SECONDS WEST 27.38 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 144.43 FEET, (CHORD BEARING SOUTH 85 DEGREES 10 MINUTES 16 SECONDS WEST 146.76 FEET, DELTA ANGLE OF 61 DEGREES 04 MINUTES 25 SECONDS), AN ARC DISTANCE OF 153.95 FEET TO A POINT;
3. NORTH 67 DEGREES 08 MINUTES 26 SECONDS WEST 73.52 FEET TO A POINT;
4. NORTH 72 DEGREES 05 MINUTES 17 SECONDS WEST 141.51 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST AND NORTH LINES OF A PARCEL CONVEYED TO JOHN H. AND KELLY E. MAHON IN DEED VOLUME 1024, PAGE 131, THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 41 DEGREES 49 MINUTES 25 SECONDS EAST 161.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 22.00 FEET;
2. NORTH 14 DEGREES 49 MINUTES 30 SECONDS EAST 242.93 FEET TO A POINT;
3. NORTH 03 DEGREES 38 MINUTES 58 SECONDS EAST 143.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT);

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

4. NORTH 11 DEGREES 02 MINUTES 46 SECONDS WEST 20.40 FEET TO A POINT;
5. NORTH 77 DEGREES 31 MINUTES 19 SECONDS WEST 522.78 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 25.687 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 85 (FATTLER RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 5.000 ACRE TRACT CONVEYED TO J. H. AND K. E. MAHON AS RECORDED IN VOLUME 1024, PAGE 131 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 22ND DAY OF NOVEMBER, 2017.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



**DESCRIPTION
APPROVED**

By: *[Signature]* 11/27/2017



- | | | |
|----|---------------------|---------------|
| 1 | S45°36'01"W | 51.61' |
| 2 | S59°58'42"W | 53.94' |
| 3 | S69°41'34"W | 61.91' |
| 4 | S81°53'15"W | 50.60' |
| 5 | N88°02'19"W | 45.33' |
| 6 | N79°36'31"W | 54.13' |
| 7 | N78°22'05"W | 36.40' |
| 8 | N88°33'01"W | 35.57' |
| 9 | CHORD - S75°51'38"W | 80.64' |
| | RAD - | 158.63° |
| | ARC - | 81.54° |
| | DELTA - | 29°27'01" |
| 10 | S56°29'21"W | 49.98' |
| 11 | S51°43'43"W | 69.71' |
| 12 | S51°43'43"W | 27.38' |
| 13 | CHORD - S85°10'16"W | 146.76' |
| | RAD - | 144.43° |
| | ARC - | 153.95° |
| | DELTA - | 61°04'25" |
| 14 | N67°08'26"W | 73.52' |
| 15 | N72°05'17"W | 141.51' |
| 16 | N41°49'25"E | 161.37' TOTAL |
| 17 | N14°49'30"E | 242.93' |
| 18 | N03°38'58"E | 143.89' |
| 19 | N11°02'46"W | 20.40' |

DESCRIPTION
APPROVED

By: 4/21/2017

CONSTANCE S. SKIDMORE,
RODNEY L. MAHON, MARCIA A.
FISHER, & JOHN H. MAHON, JR.
O.R. VOL. 2444, PG. 720
WEST TRACT
25.687 ACRES

CONSTANCE S. SKIDMORE,
RODNEY L. MAHON, MARCIA A.
FISHER, & JOHN H. MAHON, JR.
O.R. VOL. 2444, PG. 720
EAST TRACT
25.687 ACRES

DALE L. JENKINS
D.R. VOL. 2051, PG. 553

JOHN R. BENJAMIN, PAMELA J. TETAK, &
THE ESTATE OF THOMAS D. JENKINS
O.R. VOL. 2759, PG. 294

JAMES A. & CAROLYN
LEE MARTIN
O.R. VOL 2029, PG. 947

RODNEY L. & JANE D. MAHON
O.R. VOL. 2250, PG. 296

Q FATTLER RIDGE
RD. (TWP. RD. 85)

SOUTHWEST
CORNER OF
SECTION 11

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.000± AC. PARCEL
COMPLETED JUNE 9, 1989 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 3.000± AC. PARCEL
COMPLETED NOV. 4, 1981 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 3.000± AC. PARCEL
COMPLETED OCT. 13, 1981 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 14.103 AC. PARCEL
COMPLETED AUG. 17, 2011 BY M.D. NICHOLS PS6923
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=300'

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 30th DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF NOVEMBER, 2017.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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.

phone: 740-453-6850, fax: 740-450-1000, email: BEI@rr ohio.com

DRAWN BY: JWL

DATE: 11-30-17

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 6046

DRAWING NO:
3100010046

2:\0040\0040.dwg