

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

MICHAEL R. SWINGLE
AUDITORS PARCEL NUMBER
20-20-40-06-18-000 (ALL)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6;

THENCE WITH THE WEST LINE OF THE SAID SECTION 6, NORTH 02 DEGREES 29 MINUTES 55 SECONDS EAST 638.69 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE, SOUTH 57 DEGREES 32 MINUTES 53 SECONDS EAST 724.54 FEET (DEED) TO A POINT;

THENCE WITH THE WEST LINE OF THE PARCELS CONVEYED TO RUTH A. BELL (O.R. VOLUME 2453, PAGE 1) AND JOHN W. AND LINDA L. SHOVER (DEED VOLUME 1076, PAGE 43) (LINE IN COMMON WITH THE EAST LINE OF THE ERICA L. WALTERS PARCEL- O.R. VOLUME 2621, PAGE 565), NORTH 33 DEGREES 19 MINUTES 12 SECONDS EAST 842.64 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE COMMON LINE OF THE SAID SHOVER PARCEL AND THE SAID WALTERS PARCEL AND WITH THE APPROXIMATE CENTER OF A SMALL STREAM, SOUTH 08 DEGREES 43 MINUTES 44 SECONDS EAST 57.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;**

THENCE WITH THE EAST LINE OF THE WALTERS PARCEL, NORTH 57 DEGREES 27 MINUTES 33 SECONDS EAST 760.17 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 139 (DUNCAN RUN ROAD), PASSING AN IRON PIN SET AT 727.82 FEET;

THENCE LEAVING THE SAID WALTERS LINE, SOUTH 54 DEGREES 32 MINUTES 27 SECONDS EAST, PASSING AN IRON PIN SET AT 16.08 FEET, A TOTAL DISTANCE OF 93.08 FEET TO A POINT ON THE WEST LINE OF A PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616), SAID POINT BEING NORTH 54 DEGREES 32 MINUTES 27 SECONDS WEST 6.87 FEET FROM AN IRON PIN SET;

THENCE WITH THE WEST LINE OF THE PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616) AND WITH THE APPROXIMATE CENTER OF DUNCAN RUN (1986 SURVEY LOCATION), LINE IN COMMON WITH THE EAST LINE OF THE OHIO POWER COMPANY PARCEL-DEED VOLUME 282, PAGE 9 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 799.49 FEET, CHORD OF SOUTH 15 DEGREES 36 MINUTES 00 SECONDS WEST 23.44 FEET, ARC DISTANCE OF 23.44 FEET, A DELTA ANGLE OF 1 DEGREE 40 MINUTES 48 SECONDS TO A POINT;

THENCE LEAVING THE SAID OHIO POWER COMPANY EAST LINE AND CONTINUING WITH THE WEST LINE OF THE SAID KIRK PARCEL AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 08 DEGREES 39 MINUTES 36 SECONDS WEST 126.69 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID KIRK LINE AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 31 DEGREES 56 MINUTES 07 SECONDS WEST 296.92 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO RICK AND CINDY L. BICKFORD (O.R. VOLUME 1733, PAGE 625), SAID POINT BEING NORTH 52 DEGREES 33 MINUTES 43 SECONDS WEST 26.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6;

THENCE WITH THE WEST LINE OF THE SAID SECTION 6, NORTH 02 DEGREES 29 MINUTES 55 SECONDS EAST 638.69 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE, SOUTH 57 DEGREES 32 MINUTES 53 SECONDS EAST 724.54 FEET (DEED) TO A POINT;

THENCE WITH THE WEST LINE OF THE PARCELS CONVEYED TO RUTH A. BELL (O.R. VOLUME 2453, PAGE 1) AND JOHN W. AND LINDA L. SHOVER (DEED VOLUME 1076, PAGE 43) (LINE IN COMMON WITH THE EAST LINE OF THE ERICA L. WALTERS PARCEL- O.R. VOLUME 2621, PAGE 565), NORTH 33 DEGREES 19 MINUTES 12 SECONDS EAST 842.64 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE COMMON LINE OF THE SAID SHOVER PARCEL AND THE SAID WALTERS PARCEL AND WITH THE APPROXIMATE CENTER OF A SMALL STREAM, SOUTH 08 DEGREES 43 MINUTES 44 SECONDS EAST 57.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE WALTERS PARCEL, NORTH 57 DEGREES 27 MINUTES 33 SECONDS EAST 760.17 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 139 (DUNCAN RUN ROAD), PASSING AN IRON PIN SET AT 727.82 FEET;

THENCE LEAVING THE SAID WALTERS LINE, SOUTH 54 DEGREES 32 MINUTES 27 SECONDS EAST, PASSING AN IRON PIN SET AT 16.08 FEET, A TOTAL DISTANCE OF 93.08 FEET TO A POINT ON THE WEST LINE OF A PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616), SAID POINT BEING NORTH 54 DEGREES 32 MINUTES 27 SECONDS WEST 6.87 FEET FROM AN IRON PIN SET;

THENCE WITH THE WEST LINE OF THE PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616) AND WITH THE APPROXIMATE CENTER OF DUNCAN RUN (1986 SURVEY LOCATION), LINE IN COMMON WITH THE EAST LINE OF THE OHIO POWER COMPANY PARCEL-DEED VOLUME 282, PAGE 9 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 799.49 FEET, CHORD OF SOUTH 15 DEGREES 36 MINUTES 00 SECONDS WEST 23.44 FEET, ARC DISTANCE OF 23.44 FEET, A DELTA ANGLE OF 1 DEGREE 40 MINUTES 48 SECONDS TO A POINT;

THENCE LEAVING THE SAID OHIO POWER COMPANY EAST LINE AND CONTINUING WITH THE WEST LINE OF THE SAID KIRK PARCEL AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 08 DEGREES 39 MINUTES 36 SECONDS WEST 126.69 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID KIRK LINE AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 31 DEGREES 56 MINUTES 07 SECONDS WEST 296.92 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO RICK AND CINDY L. BICKFORD (O.R. VOLUME 1733, PAGE 625), SAID POINT BEING NORTH 52 DEGREES 33 MINUTES 43 SECONDS WEST 26.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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THENCE WITH THE WEST LINE OF THE SAID BICKFORD PARCEL AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 18 DEGREES 58 MINUTES 02 SECONDS WEST 230.80 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE SAID BICKFORD PARCEL;

THENCE WITH THE WEST LINE OF THE SAID KIRK PARCEL AND THE APPROXIMATE CENTER OF DUNCAN RUN, SOUTH 44 DEGREES 26 MINUTES 59 SECONDS WEST 57.01 FEET TO A POINT;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF THE ABOVE SAID SHOVER PARCEL (WITH THE APPROXIMATE CENTER OF A SMALL STREAM), NORTH 54 DEGREES 03 MINUTES 55 SECONDS WEST 517.80 FEET TO THE **PLACE OF BEGINNING**, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 79.12 FEET AND 162.98 FEET.

CONTAINING 5.200 ACRES (TOTAL), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 139 (DUNCAN RUN ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

EXCEPTING FROM THE ABOVE DESCRIBED 5.200 ACRES THE FOLLOWING 1.151 ACRES, A PORTION OF THE 70 FEET WIDE PARCEL CONVEYED TO THE OHIO POWER COMPANY BY DEED VOLUME 282, PAGE 9.

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6;

THENCE WITH THE WEST LINE OF THE SAID SECTION 6, NORTH 02 DEGREES 29 MINUTES 55 SECONDS EAST 638.69 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID WEST LINE, SOUTH 57 DEGREES 32 MINUTES 53 SECONDS EAST 724.54 FEET (DEED) TO A POINT;

THENCE WITH THE WEST LINE OF THE PARCELS CONVEYED TO RUTH A. BELL (O.R. VOLUME 2453, PAGE 1) AND JOHN W. AND LINDA L. SHOVER (DEED VOLUME 1076, PAGE 43) (LINE IN COMMON WITH THE EAST LINE OF THE ERICA L. WALTERS PARCEL- O.R. VOLUME 2621, PAGE 565), NORTH 33 DEGREES 19 MINUTES 12 SECONDS EAST 842.64 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE COMMON LINE OF THE SAID SHOVER PARCEL AND THE SAID WALTERS PARCEL AND WITH THE CENTER OF A SMALL STREAM, SOUTH 08 DEGREES 43 MINUTES 44 SECONDS EAST 57.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID WALTERS LINE AND WITH THE NORTH LINE OF THE SHOVER PARCEL (WITH THE APPROXIMATE CENTER OF A SMALL STREAM), SOUTH 54 DEGREES 03 MINUTES 55 SECONDS EAST 354.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SHOVER LINE AND TRAVERSING THROUGH THE ABOVE DESCRIBED 5.200 ACRE PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 48 DEGREES 55 MINUTES 39 SECONDS EAST 20.51 FEET TO A POINT, SAID POINT BEING NORTH 44 DEGREES 31 MINUTES 25 SECONDS WEST 35.06 FEET FROM AN EXISTING CONCRETE MONUMENT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1866.76 FEET, CHORD OF NORTH 35 DEGREES 21 MINUTES 30 SECONDS EAST 429.31 FEET, ARC DISTANCE OF 430.26 FEET, A DELTA ANGLE OF 13 DEGREE 12 MINUTES 21 SECONDS TO A POINT, SAID POINT BEING NORTH 61 DEGREES 14 MINUTES 41 SECONDS WEST 35.00 FEET FROM AN EXISTING CONCRETE MONUMENT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 729.49 FEET, CHORD OF NORTH 23 DEGREES 07 MINUTES 39 SECONDS EAST 264.59 FEET, ARC DISTANCE OF 266.06 FEET, A DELTA ANGLE OF 20 DEGREE 53 MINUTES 50 SECONDS TO A POINT, SAID POINT BEING SOUTH 54 DEGREES 32 MINUTES 27 SECONDS EAST 1.48 FEET FROM AN IRON PIN SET;

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THENCE SOUTH 54 DEGREES 32 MINUTES 27 SECONDS EAST 75.52 FEET TO A POINT ON THE WEST LINE OF A PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616), SAID POINT BEING NORTH 54 DEGREES 32 MINUTES 27 SECONDS WEST 6.87 FEET FROM AN IRON PIN SET;

THENCE WITH THE WEST LINE OF THE PARCEL CONVEYED TO JAMES D. AND DEBRA R. KIRK (O.R. VOLUME 2124, PAGE 616) AND WITH THE APPROXIMATE CENTER OF DUNCAN RUN (1986 SURVEY LOCATION), LINE IN COMMON WITH THE EAST LINE OF THE OHIO POWER COMPANY PARCEL-DEED VOLUME 282, PAGE 9 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 799.49 FEET, CHORD OF SOUTH 15 DEGREES 36 MINUTES 00 SECONDS WEST 23.44 FEET, ARC DISTANCE OF 23.44 FEET, A DELTA ANGLE OF 1 DEGREE 40 MINUTES 48 SECONDS TO A POINT;

THENCE LEAVING THE SAID KIRK LINE AND TRAVERSING THROUGH THE ABOVE DESCRIBED 5.200 ACRE PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 799.49 FEET, CHORD OF SOUTH 24 DEGREES 55 MINUTES 20 SECONDS WEST 233.58 FEET, ARC DISTANCE OF 234.42 FEET, A DELTA ANGLE OF 16 DEGREE 47 MINUTES 59 SECONDS TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1936.76 FEET, CHORD OF SOUTH 35 DEGREES 26 MINUTES 33 SECONDS WEST 448.28 FEET, ARC DISTANCE OF 449.29 FEET, A DELTA ANGLE OF 13 DEGREES 17 MINUTES 29 SECONDS TO A POINT;
3. SOUTH 48 DEGREES 55 MINUTES 39 SECONDS WEST 8.60 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE ABOVE SAID SHOVER PARCEL, SAID POINT ALSO BEING NORTH 54 DEGREES 03 MINUTES 55 SECONDS WEST 12.03 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTH LINE OF THE SAID SHOVER PARCEL, NORTH 54 DEGREES 03 MINUTES 55 SECONDS WEST 71.83 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.151 ACRES.

TOTAL ACREAGE TO BE CONVEYED IS 4.049 ACRES (AFTER EXCEPTION)

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, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 17TH DAY OF APRIL, 2017, FROM A FIELD SURVEY COMPLETED THE 14TH DAY OF APRIL, 2017.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION
APPROVED**
By: *[Signature]*

SURVEY FOR MIKE SWINGLE

AUDITORS PARCEL NUMBER
20-20-40-06-18-000 (ALL)

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 12, RANGE 12, OF THE
CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 69.708 AC. PARCEL
COMPLETED NOV. 21, 1986 BY C.R. HARKNESS PS 6885
PREVIOUS SURVEY OF A 5.199 AC. & 2.722 AC. PARCELS
COMPLETED JULY 16, 1985 BY C.R. HARKNESS PS 6885
PREVIOUS SURVEY OF A 3.194 AC., 0.869 AC. & 8.841 AC. PARCELS
COMPLETED JUNE 16, 2003 BY S.A. ENGLAND PS 7452
PREVIOUS SURVEY OF A 0.849 AC. PARCEL
COMPLETED NOV. 21, 1986 BY C.R. HARKNESS PS 6885
OHIO POWER CO. PHILO-BRUSH CREEK RR PLANS
SHEETS 3 & 4 OF 14
MUSKINGUM COUNTY GIS MAPPING

ERICA L. WALTERS
O.R. VOL. 2621, PG. 565

CURVE 1- CHORD S.15°36'00"W. 23.44'
RADIUS-799.49'; ARC-23.44'
DELTA ANGLE-1°40'48"
CURVE 2-CHORD S.24°55'20"W. 233.58'
RADIUS-799.49'; ARC-234.42'
DELTA ANGLE-16°47'59"
CURVE 3-CHORD S.35°26'33"W. 448.28'
RADIUS-1936.76'; ARC-449.29'
DELTA ANGLE-13°17'29"
CURVE 4-CHORD N.35°21'30"E. 429.31'
RADIUS-1866.76'; ARC-430.26'
DELTA ANGLE-13°12'21"
CURVE 5-CHORD N.23°07'39"E. 264.59'
RADIUS-729.49'; ARC-266.06'
DELTA ANGLE-20°53'50"
LINE 1-S.48°55'39"W. 8.60'
LINE 2-N.48°55'39"E. 20.51'
LINE 3-N.44°31'25"W. 35.06'
LINE 4-N.61°14'40"E. 35.00'

MICHAEL R. SWINGLE
O.R. VOL. 2689, PG. 734
5.200 ACRES TOTAL WITH
1.151 ACRES IN THE OHIO POWER
COMPANY EXCEPTION (DEED VOL.
282, PG. 9)
4.049 ACRES

JOHN W. & LINDA L.
SHOVER
DEED VOL. 1076, PG. 43

JAMES D. & DEBRA R.
KIRK
O.R. VOL. 2124, PG. 616

WEST LINE OF 69.708 ACRE PARCEL AND THE
CENTER OF DUNCAN RUN AS LOCATED BY 1986
HARKNESS SURVEY

RICK & CINDY L.
BICKFORD
O.R. VOL. 1733, PG. 625

DESCRIPTION
APPROVED
By: *[Signature]*

NOTE: OHIO POWER CO. PLAN STATION EQUATION
3/24+98.96=4/0+00

LEGEND

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

SCALE 1"=150'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 17th DAY
OF APRIL, 2017, FROM A FIELD SURVEY COMPLETED
THE 14th DAY OF APRIL, 2017.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: MDN

DATE: 04-17-17

SCALE: 1"=150'

CHECKED BY: JWL

JOB NO: 5969

DRAWING NO:

Z:\5969\5969.dwg