

38-70-21-26-001

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

JONAS E. AND RUTH LENGACHER
AUDITORS PARCEL NUMBERS
38-38-70-21-26-000 (PART – 2.278 AC.)
38-38-70-21-25-007 (PART – 3.333 AC.)

BEING A PART OF THE PARCELS CONVEYED TO JAMES E. AND RUTH LENGACHER IN O.R. VOLUME 2726, PAGE 537 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 21, TOWNSHIP 3, RANGE 7 OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER SECTION 21;

THENCE WITH THE EAST LINE OF SECTION 21 (EAST LINE OF MADISON TOWNSHIP AND WEST LINE OF ADAMS TOWNSHIP), SOUTH 05 DEGREES 56 MINUTES 10 SECONDS WEST 1840.13 FEET (DEED) TO A POINT IN THE CENTER OF PROSPECT CHURCH ROAD (TOWNSHIP ROAD 98), SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE OF SECTION 21 AND WITH THE WEST LINE OF A PARCEL CONVEYED TO WILLARD E. AND MARTHA J. HATFIELD IN O.R. VOLUME 1872, PAGE 38, AND THE WEST LINE OF A PARCEL CONVEYED TO JEFFREY S. AND CHRISTY L. CHAMBERS IN O.R. VOLUME 2587, PAGE 1, SOUTH 05 DEGREES 56 MINUTES 10 SECONDS WEST 643.60 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP), PASSING AN IRON PIN SET AT 30.60 FEET;

THENCE CONTINUING WITH SAID SECTION LINE AND WITH THE WEST LINE OF THE SAID CHAMBERS PARCEL, SOUTH 05 DEGREES 29 MINUTES 40 SECONDS WEST 468.84 FEET TO AN EXISTING IRON PIN (REBAR WITH ALUMINUM "ODNR" CAP) AT THE CORNER OF A PARCEL CONVEYED TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR) IN DEED VOLUME 1130, PAGE 775;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SAID ODNR PARCEL, NORTH 83 DEGREES 55 MINUTES 31 SECONDS WEST 332.11 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 83 DEGREES 55 MINUTES 31 SECONDS EAST 124.40 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID ODNR PARCEL AND TRAVERSING THROUGH THE ABOVE SAID LENGACHER PARCEL, NORTH 17 DEGREES 22 MINUTES 06 SECONDS EAST 1197.18 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID ROAD, PASSING AN IRON PIN SET AT 1175.74 FEET;

38-70-21-26-001 A

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THENCE WITH THE CENTER OF THE SAID ROAD, SOUTH 49 DEGREES 56 MINUTES 23 SECONDS EAST 110.17 FEET TO THE PLACE OF BEGINNING;

CONTAINING 5.611 ACRES TOTAL (2.278 ACRES FROM PARCEL NUMBER 38-38-70-21-26-000 AND 3.333 ACRES FROM PARCEL NUMBER 38-38-70-21-25-007), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PROSPECT CHURCH ROAD (TOWNSHIP ROAD 98) AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY OF A 6.090 MORE OR LESS ACRES PARCEL COMPLETED OCTOBER 18, 2010 BY M.J. EICHER, PS8233.

I, JASON LEACHMAN (PS8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF JUNE 2017, FROM A FIELD SURVEY COMPLETED THE 26TH DAY OF JUNE 2017.

OFFICE COPY

NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



**DESCRIPTION
APPROVED**

By:  7/18/2017

38-70-21-26-001 B

SURVEY FOR WILLIAM SCHWARTZ

AUDITORS PARCEL NUMBER

38-38-70-21-26-000 (PART - 2.278 AC.)

38-38-70-21-25-007 (PART - 3.333 AC.)

BEING A PART OF THE PARCELS CONVEYED TO JAMES E. AND RUTH LENGACHER IN O.R. VOLUME 2726, PAGE 537 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 21, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY OF A 6.090 MORE OR LESS ACRES PARCEL COMPLETED OCTOBER 18, 2010 BY M.J. EICHER, PS8233.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/8/17

Date

Fee Paid

JOSEPH E. & ROSINA J. YODER
O.R. VOL. 2479, PG. 507

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

7/8/17

Date

5/8" REBAR WITH
"EICHER" CAP

3/4" PIPE
(BENT/DISTURBED)

JONAS E. & RUTH LENGACHER
O.R. VOL. 2726, PG. 537

38-38-70-21-25-007
3.333 AC.

N83°55'31"W
332.11'

JONAS E. & RUTH LENGACHER
O.R. VOL. 2726, PG. 537

38-38-70-21-26-000
2.278 AC.

SECTION 21
MADISON TWP.

SECTION 25
ADAMS TWP.

SECTION 20
MADISON TWP.

SECTION 21
MADISON TWP.

SECTION 25
ADAMS TWP.

CRAIG A. HATFIELD
O.R. VOL. 1524, PG. 17

NORTHEAST
CORNER OF
SECTION 21

RICHARD E. PETERS
DEED VOL. 1061, PG. 295

WILLARD E. & MARTHA J. HATFIELD
O.R. VOL. 1872, PG. 38

JONAS E. & RUTH LENGACHER
O.R. VOL. 2726, PG. 537
5.611 ACRES TOTAL

JEFFREY S. & CHRISTY L. CHAMBERS
O.R. VOL. 2587, PG. 1

RESEARCH

OHIO DEPARTMENT OF NATURAL RESOURCES
DEED VOL. 1130, PG. 775

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 6.090± AC. PARCEL
COMPLETED OCT. 18, 2010 BY M.J. EICHER PS8233
PREVIOUS SURVEY OF A 4.732± AC. PARCEL
COMPLETED SEPT. 3, 1999 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 36.773 AC. AND A 0.209 AC. PARCEL
COMPLETED NOV. 29, 2005 BY J.T. SPILKER PS5867
PREVIOUS SURVEY OF A 74.108± AC. PARCEL
COMPLETED JULY, 1992 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 0.02 AC. PARCEL
COMPLETED JULY 18, 2000 BY L.P. DINAN PS5451

LEGEND

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

DESCRIPTION
APPROVED
By: *7/15/2017*

SCALE 1"=200'

0 100 200 400

I, JASON LEACHMAN, HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 28th DAY OF JUNE, 2017
FROM A FIELD SURVEY COMPLETED THE 26th DAY
OF JUNE, 2017.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

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

DRAWN BY: JWL

DATE: 06-28-17

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5995

DRAWING NO:

Z:\5995\5995.dwg