

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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NATHAN WHITAKER

AUDITOR'S PARCEL NUMBER

62-01-01-01-000 (PART – 51.658 ACRES), 62-01-01-02-000 (PART-3.101 ACRES),
62-01-01-19-000 (PART-1.032 ACRES) AND 62-04-01-25-000 (PART-4.828 ACRES)

BEING A PART OF PARCEL ONE AND PARCEL TWO AS CONVEYED TO R. MICHAEL AND SUSAN R. WHITAKER IN O.R. VOLUME 1681, PAGE 492 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS AND A PART OF THE FIFTH PARCEL OF THE FIRST TRACT AS CONVEYED TO RALPH M. AND SUSAN R. WHITAKER IN DEED VOLUME 762, PAGE 120 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SECTION 6;

THENCE WITH THE EAST LINE OF THE SAID SECTION 6, NORTH 03 DEGREES 06 MINUTES 59 SECONDS EAST 1444.87 FEET (DEED) TO A POINT IN THE CENTER OF RIDGE ROAD (COUNTY ROAD 34);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF SAID RIDGE ROAD (ALSO BEING THE NORTH LINE OF A PARCEL CONVEYED TO GARY L.,II, AND HEATHER M. CARSON IN OFFICIAL RECORD VOLUME 2043, PAGE 779), NORTH 76 DEGREES 00 MINUTES 57 SECONDS WEST 263.76 FEET TO A POINT IN THE SAID ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID WHITAKER PARCELS THE FOLLOWING SIX COURSES AND DISTANCES:

1. NORTH 76 DEGREES 00 MINUTES 57 SECONDS WEST 28.10 FEET TO A POINT, SAID POINT BEING NORTH 21 DEGREES 45 MINUTES 59 SECONDS EAST 29.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH DANIELS CAP);
2. NORTH 74 DEGREES 08 MINUTES 14 SECONDS WEST 229.76 FEET TO A POINT;
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 4100.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 15 MINUTES 03 SECONDS WEST 269.93 FEET, AN ARC DISTANCE OF 269.97 FEET, AND A DELTA ANGLE OF 03 DEGREES 46 MINUTES 22 SECONDS TO A POINT;
4. NORTH 70 DEGREES 21 MINUTES 52 SECONDS WEST 308.27 FEET TO A POINT;
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 6000.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 14 MINUTES 37 SECONDS WEST 602.76 FEET, AN ARC DISTANCE OF 603.01 FEET, AND A DELTA ANGLE OF 05 DEGREES 45 MINUTES 30 SECONDS TO A POINT;
6. NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST 189.26 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE SAID WHITAKER PARCELS, NORTH 03 DEGREES 21 MINUTES 15 SECONDS EAST, PASSING AN IRON PIN SET AT 24.00 FEET, A TOTAL DISTANCE OF 1173.57 FEET TO AN IRON PIN SET, ON THE SOUTH LINE OF INTERSTATE 70;

THENCE WITH THE SAID SOUTH LINE OF INTERSTATE 70 THE FOLLOWING FOUR COURSES AND DISTANCES:

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1. SOUTH 85 DEGREES 29 MINUTES 24 SECONDS EAST 237.94 FEET TO AN IRON PIN SET AT 185 FEET RIGHT OF STATION 1066+50;
2. SOUTH 87 DEGREES 56 MINUTES 06 SECONDS EAST 650.08 FEET TO AN IRON PIN SET AT 175 FEET RIGHT OF STATION 1073+00;
3. SOUTH 85 DEGREES 46 MINUTES 50 SECONDS EAST 450.11 FEET TO A POINT AT 185 FEET RIGHT OF STATION 1077+50, SAID POINT BEING NORTH 23 DEGREES 06 MINUTES 29 SECONDS EAST 1.64 FEET FROM AN IRON PIN SET;
4. SOUTH 87 DEGREES 29 MINUTES 45 SECONDS EAST 676.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO SCOTT W. AND PAULA J. DAVIS (O.R. VOLUME 2459, PAGE 893), SAID IRON PIN ALSO BEING 180 FEET RIGHT OF STATION 1084+26.1;

THENCE LEAVING THE SAID RIGHT OF WAY AND WITH THE WEST LINE OF THE SAID DAVIS PARCEL, SOUTH 02 DEGREES 28 MINUTES 30 SECONDS WEST 1141.52 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID DAVIS WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID R. MICHAEL AND SUSAN R. WHITAKER PARCEL (O.R. VOLUME 1681, PAGE 492) THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 80 DEGREES 40 MINUTES 38 SECONDS WEST 273.60 FEET TO AN IRON PIN SET;
2. NORTH 66 DEGREES 22 MINUTES 02 SECONDS WEST 124.83 FEET TO AN IRON PIN SET;
3. SOUTH 42 DEGREES 00 MINUTES 12 SECONDS WEST 125.22 FEET TO AN IRON PIN SET;
4. SOUTH 00 DEGREES 50 MINUTES 41 SECONDS WEST, PASSING AN IRON PIN SET AT 368.13 FEET, A TOTAL DISTANCE OF 402.29 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 60.619 ACRES TOTAL WITH 51.658 ACRES FROM AUDITOR'S PARCEL NUMBER 62-01-01-01-000, 3.101 ACRES FROM AUDITOR'S PARCEL NUMBER 62-01-01-02-000, 1.032 ACRES FROM AUDITOR'S PARCEL NUMBER 62-01-01-19-000, AND 4.828 ACRES FROM AUDITOR'S PARCEL NUMBER 62-04-01-25-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIDGE ROAD (COUNTY ROAD 34) AND ALL OTHER APPLICABLE EASEMENTS.

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

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

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 26TH DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23RD DAY OF JUNE 2025.

OFFICE COPY
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536
NOT RECORDABLE



DESCRIPTION

APPROVED

By: D.M. Barnhardt

7-24-2025

