

62-78-06-20-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

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### MICHAEL A. AND AUDRIA B. HAYES

AUDITORS PARCEL NUMBER

62-62-78-06-20-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO MICHAEL A. AND AUDRIA B. HAYES IN O.R. VOLUME 2486, PAGE 654 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 5, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 104 OF BEECH ROCK NO. 6 AS RECORDED IN PLAT BOOK 10, PAGE 47 OF THE MUSKINGUM COUNTY PLAT RECORDS;

**THENCE** WITH THE WEST LINE OF THE SAID LOT 104 AS CONVEYED TO NEW CASTLE PROPERTIES, INC. IN O.R. VOLUME 2525, PAGE 246, SOUTH 18 DEGREES 23 MINUTES 36 SECONDS EAST 234.90 FEET TO AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF THE SAID LOT;

**THENCE** WITH THE NORTH LINE OF A PARCEL CONVEYED TO BRYAN K. AND ROBYN COOPER IN O.R. VOLUME 2030, PAGE 480, NORTH 89 DEGREES 01 MINUTES 33 SECONDS WEST 60.00 FEET TO AN EXISTING IRON PIN (1 INCH PIPE) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO FRANCHESKA FORD IN O.R. VOLUME 2485, PAGE 245;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF THE SAID FORD PARCEL, NORTH 40 DEGREES 30 MINUTES 15 SECONDS WEST 194.93 FEET TO AN EXISTING IRON PIN (3/4 PIPE) ON THE SOUTH LINE OF WEST OVERLOOK DRIVE (40 FEET WIDE);

**THENCE** WITH THE SAID SOUTH LINE, NORTH 56 DEGREES 50 MINUTES 10 SECONDS EAST 124.45 FEET TO A POINT;

**THENCE** CONTINUING WITH THE SAID SOUTH LINE, NORTH 56 DEGREES 05 MINUTES 15 SECONDS EAST 10.00 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.451 ACRES, SUBJECT TO ALL 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 24TH DAY OF JUNE 2019, FROM A FIELD SURVEY COMPLETED BY ME ON THE 21ST DAY OF JUNE 2019.

**OFFICE COPY**  
**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536

6203 ELITE LAND TITLE

DESCRIPTION

APPROVED

By: ALL 6/26/2019

