

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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BERNICE E. McKIRAHAN
AUDITORS PARCEL NUMBER
66-66-16-04-42-000 (ALL)

BEING ALL OF THE REMAINDER OF TRACT 2 AS CONVEYED TO BERNICE E. McKIRAHAN IN DEED VOLUME 1149, PAGE 221. SITUATED IN SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF LOT 4 OF SUNSET OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF THE PROPERTY CONVEYED TO HARRY H. McKIRAHAN, LEILA R. CAVINEE, PAULA E. YOUNG AND TRACI R. GRAHAM IN O.R. VOLUME 1683, PAGE 615; NORTH 02 DEGREES 15 MINUTES 58 SECONDS EAST 249.37 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. ROUTE 22/40 (EAST PIKE) AND ON THE WEST LINE OF SUNSET DRIVE (40' WIDE) (TOWNSHIP ROAD 1478);

THENCE LEAVING THE SAID RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SUNSET DRIVE, SOUTH 13 DEGREES 45 MINUTES 18 SECONDS EAST 239.64 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE ABOVE SAID LOT 4, SAID IRON PIN SET BEING SOUTH 76 DEGREES 12 MINUTES 22 SECONDS WEST 100.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID SUNSET DRIVE AND WITH THE NORTH LINE OF THE SAID LOT 4, SOUTH 76 DEGREES 12 MINUTES 22 SECONDS WEST 68.82 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.189 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS SEPARATE BUILDING SITES OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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 20TH DAY OF JUNE 2019, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF JUNE 2019.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

6202 YOUNG SECTION 7 REMAINDER

DESCRIPTION

APPROVED

By: Jason Leachman 6/20/19

