

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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1. SOUTH 53 DEGREES 52 MINUTES 26 SECONDS WEST 216.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);
2. SOUTH 58 DEGREES 01 MINUTES 49 SECONDS WEST 296.69 FEET TO AN IRON PIN SET;
3. SOUTH 65 DEGREES 06 MINUTES 06 SECONDS WEST 66.47 FEET TO AN IRON PIN SET;
4. SOUTH 71 DEGREES 42 MINUTES 50 SECONDS WEST 229.33 FEET TO AN IRON PIN SET;
5. NORTH 88 DEGREES 30 MINUTES 14 SECONDS WEST, PASSING AN IRON PIN SET AT 68.93 FEET, A TOTAL DISTANCE OF 95.76 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.696 ACRES TOTAL, WITH 2.431 ACRES IN MILITARY LOT 5 AND 0.265 ACRES IN MILITARY LOT 4. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF RIX MILLS ROAD (COUNTY ROAD 55) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE 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 23RD DAY OF AUGUST 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23RD DAY OF AUGUST 2024.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: 8/30/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
8/30/24
DATE