

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

Telephone (740) 453-4850  
Fax (740) 450-1000

## MADISON REVOLVING TRUST 2017

### AUDITORS PARCEL NUMBERS

70-70-15-10-44-000 (ALL – 0.154 AC.), 70-70-15-10-45-000 (ALL – 0.136 AC.),  
70-70-15-10-46-000 (ALL – 0.108 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MADISON REVOLVING TRUST 2017 IN O.R. VOLUME 2811, PAGE 615 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SECTION 10;

**THENCE** WITH THE WEST LINE OF THE SAID SECTION, NORTH 02 DEGREES 19 MINUTES 01 SECONDS EAST 1399.35 FEET (DEED) TO A POINT IN THE CENTER OF ADAMSVILLE ROAD (STATE ROUTE 93);

**THENCE** WITH THE CENTER OF THE SAID ROAD THE FOLLOWING THREE COURSES AND DISTANCES;

1. NORTH 82 DEGREES 13 MINUTES 44 SECONDS EAST 659.23 FEET (DEED) TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 818.00 FEET (CHORD BEARING NORTH 75 DEGREES 12 MINUTES 16 SECONDS EAST 200.09 FEET (DEED), DELTA ANGLE OF 14 DEGREES 03 MINUTES 01 SECONDS) AN ARC DISTANCE OF 200.59 FEET (DEED) TO A POINT;
3. NORTH 68 DEGREES 10 MINUTES 44 SECONDS EAST 451.70 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID ROAD, NORTH 68 DEGREES 27 MINUTES 41 SECONDS EAST 117.47 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO WILLIAM A. ADAMS IN DEED VOLUME 1039, PAGE 415 OF THE MUSKINGUM COUNTY DEED RECORDS THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 22 DEGREES 23 MINUTES 25 SECONDS EAST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 25.28 FEET, A TOTAL DISTANCE OF 173.27 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 64 DEGREES 45 MINUTES 33 SECONDS WEST 15.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);
2. SOUTH 64 DEGREES 45 MINUTES 33 SECONDS WEST 29.22 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
3. NORTH 69 DEGREES 48 MINUTES 43 SECONDS WEST 128.80 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);

**THENCE** LEAVING THE SAID ADAMS NORTH LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO WILLIAM A. AND KAROLYN J. ADAMS IN O.R. VOLUME 2739, PAGE 445, NORTH 18 DEGREES 11 MINUTES 07 SECONDS WEST, PASSING AN EXISTING IRON PIN (AXLE) AT 64.56 FEET, A TOTAL DISTANCE OF 89.56 FEET TO THE **PLACE OF BEGINNING**.

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**CONTAINING** 0.398 ACRES TOTAL (70-70-15-10-44-000 0.154 ACRES, 70-70-15-10-45-000 0.136 ACRES, 70-70-15-10-46-000 0.108 ACRES), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF ADAMSVILLE ROAD (STATE ROUTE 93) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS-BASELINE PS 6923-PS 8536.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF DECEMBER 2018 FROM A FIELD SURVEY COMPLETED BY ME ON THE 7TH DAY OF DECEMBER 2018.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



DESCRIPTION  
APPROVED  
By: *[Signature]* 12/14/2018



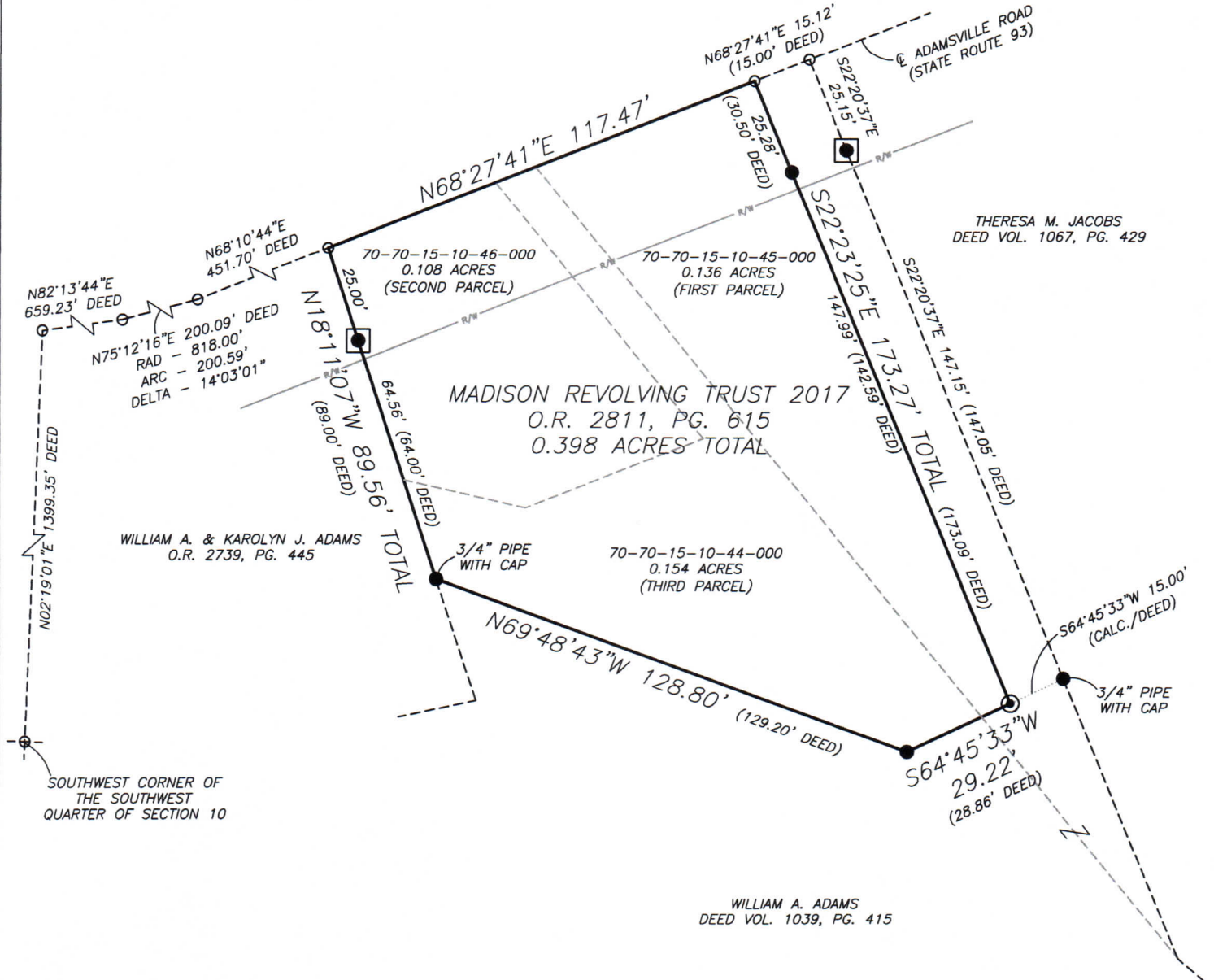
# SURVEY FOR TITLE 365

AUDITORS PARCEL NUMBERS

70-70-15-10-44-000 (ALL - 0.154 AC.), 70-70-15-10-45-000 (ALL - 0.136 AC.),  
& 70-70-15-10-46-000 (ALL - 0.108 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MADISON REVOLVING TRUST 2017 IN O.R. VOLUME 2811,  
PAGE 615 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF  
SECTION 10, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

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



## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.217 AC. PARCEL  
COMPLETED DEC. 6, 1954 BY A.T. CONNAR, R.S.  
PREVIOUS SURVEY OF A 0.152± AC. PARCEL  
COMPLETED JAN. 13, 1981 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 0.080± AC. PARCEL  
COMPLETED JAN. 13, 1981 BY W.J. BIEDENBACH PS5718

## LEGEND

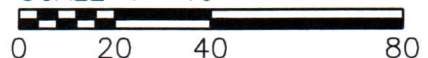
- EXISTING IRON PIN (3/4" PIPE)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- AXLE FOUND

## DESCRIPTION

APPROVED

By: *[Signature]*

SCALE 1"=40'



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 13th DAY OF DECEMBER,  
2018, FROM A FIELD SURVEY COMPLETED THE 7th  
DAY OF DECEMBER, 2018.

**OFFICE COPY**  
**NOT RECORDBABLE**  
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.**

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

DRAWN BY: JWL

DATE: 12-13-18

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 6146

DRAWING NO:  
Z:\6146\6146.dwg