

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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3. SOUTH 23 DEGREES 56 MINUTES 08 SECONDS WEST 50.24 FEET TO A POINT, SAID POINT BEING NORTH 80 DEGREES 21 MINUTES 39 SECONDS WEST 23.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR IN CONCRETE);
4. SOUTH 19 DEGREES 00 MINUTES 00 SECONDS WEST 272.56 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 141.643 ACRES TOTAL, WITH 12.168 ACRES IN AUDITOR'S PARCEL NUMBER 70-98-03-01-000, 25.217 ACRES IN AUDITOR'S PARCEL NUMBER 70-98-03-02-000, 54.554 ACRES IN AUDITOR'S PARCEL NUMBER 70-98-03-13-000 AND 49.704 ACRES IN AUDITOR'S PARCEL NUMBER 70-98-03-14-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF OLD WHEELING ROAD (COUNTY ROAD 42) AND FULKERSON ROAD (TOWNSHIP ROAD 193) AND ALL OTHER APPLICABLE EASEMENTS. ALSO SUBJECT TO A 20 FEET WIDE SEWER RIGHT-OF-WAY EASEMENT AS RECORDED IN DEED VOLUME 1050, PAGE 274 AND SUBJECT TO A 20 FEET WIDE SEWER RIGHT-OF-WAY EASEMENT AS RECORDED IN DEED VOLUME 1027, PAGE 182 AND SUBJECT TO A 15 FEET WIDE WATERLINE EASEMENT AS RECORDED IN O.R. VOLUME 1789, PAGE 396 (PREVIOUSLY RECORDED IN DEED VOLUME 1078, PAGE 285).

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 JANUARY 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF JANUARY 2023.

OFFICE COPY

NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: Jason Leachman 1/20/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

1/21/23
Date

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Fee Paid