

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID BOWEN PARCEL, SOUTH 32 DEGREES 54 MINUTES 53 SECONDS WEST, PASSING AN IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 297.07 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-BENT) ON THE NORTH LINE OF THE ABOVE SAID McBURNEY PARCEL;

THENCE WITH THE SAID NORTH LINE, NORTH 68 DEGREES 24 MINUTES 05 SECONDS WEST 101.99 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.705 ACRES, TOTAL AND WITH 0.069 ACRES IN ROAD RIGHT OF WAY. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF OLD WHEELING ROAD (COUNTY ROAD 42) AND ALL OTHER APPLICABLE EASEMENTS.

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

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF MAY 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF MAY 2023.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/17/23
Date

Fee Paid

DESCRIPTION

APPROVED

By: AM 5/16/2023