

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE WITH THE EAST LINE OF THE SAID ARTHUR PARCEL 1 AND WITH THE EXISTING DRIVE (FORMERLY KNOWN AS COAL BANK ROAD) THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 07 DEGREES 01 MINUTES 38 SECONDS WEST 52.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 01 DEGREES 10 MINUTES 24 SECONDS EAST 56.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – DISTURBED);
3. NORTH 07 DEGREES 30 MINUTES 14 SECONDS EAST 294.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP – DISTURBED);
4. NORTH 10 DEGREES 29 MINUTES 17 SECONDS EAST 160.38 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID OLD WHEELING ROAD, SAID POINT BEING SOUTH 59 DEGREES 40 MINUTES 13 SECONDS WEST 41.25 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);

THENCE WITH THE CENTER OF THE SAID ROAD, SOUTH 83 DEGREES 18 MINUTES 40 SECONDS EAST 191.61 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.846 ACRES FROM AUDITOR'S PARCEL NUMBER 70-98-03-11-001. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF OLD WHEELING ROAD (COUNTY ROAD 42) AND ALL OTHER APPLICABLE EASEMENTS. ALSO SUBJECT TO AND THE RIGHT TO USE AN EXISTING 50 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 3036, PAGE 176;

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, 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 26TH DAY OF JUNE 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 26TH DAY OF JUNE 2023.

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



DESCRIPTION
APPROVED
By: pc 6/28/2023

APPROVED
**MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date 7/14/23 Fee Paid -