

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com
Telephone (740) 453-4850

TRACT 2

JANE R. BARBOUR

AUDITOR'S PARCEL NUMBERS

73-21-02-14-000 (PART – 0.270 AC.) AND 73-39-02-05-000 (PART – 0.856 AC.)

BEING A PART OF THE PARCEL AS CONVEYED TO JANE R. BARBOUR IN O.R. 3255, PAGE 362 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 13 AND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE WITH THE NORTH LINE OF THE SAID SECTION 13 (SOUTH LINE OF A PARCEL CONVEYED TO KERBY AND MELISSA STAKER IN O.R. 3077, PAGE 610), SOUTH 87 DEGREES 47 MINUTES 25 SECONDS EAST 1501.10 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH MCPEEK CAP), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND CONTINUING WITH THE SAID STAKER SOUTH LINE, NORTH 38 DEGREES 11 MINUTES 10 SECONDS EAST 138.53 FEET TO A POINT IN THE CENTER OF WAYNE RIDGE ROAD (COUNTY ROAD 73), PASSING A EXISTING IRON PIN (5/8 INCH REBAR WITH MCPEEK CAP) AT 98.41 FEET;

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

1. SOUTH 38 DEGREES 43 MINUTES 07 SECONDS EAST 39.60 FEET TO A POINT;
2. SOUTH 56 DEGREES 59 MINUTES 59 SECONDS EAST 46.26 FEET TO A POINT;
3. SOUTH 71 DEGREES 17 MINUTES 14 SECONDS EAST 45.45 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID BARBOUR PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 23 DEGREES 07 MINUTES 55 SECONDS WEST 285.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;
2. NORTH 66 DEGREES 52 MINUTES 05 SECONDS WEST 208.68 FEET TO AN IRON PIN SET;
3. NORTH 38 DEGREES 11 MINUTES 10 SECONDS EAST 180.53 FEET TO THE **PLACE OF BEGINNING.**

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com
Telephone (740) 453-4850

CONTAINING 1.126 ACRES TOTAL, WITH 0.270 ACRES FROM AUDITOR'S PARCEL NUMBER 73-21-02-14-000 AND 0.856 ACRES FROM AUDITOR'S PARCEL NUMBER 73-39-02-05-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF WAYNE RIDGE ROAD (COUNTY ROAD 73) AND ALL OTHER APPLICABLE EASEMENTS.

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 1ST DAY OF JULY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 26TH DAY OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/7/25
DATE

DESCRIPTION

APPROVED

By: D.M. Barnhard

8-7-2025

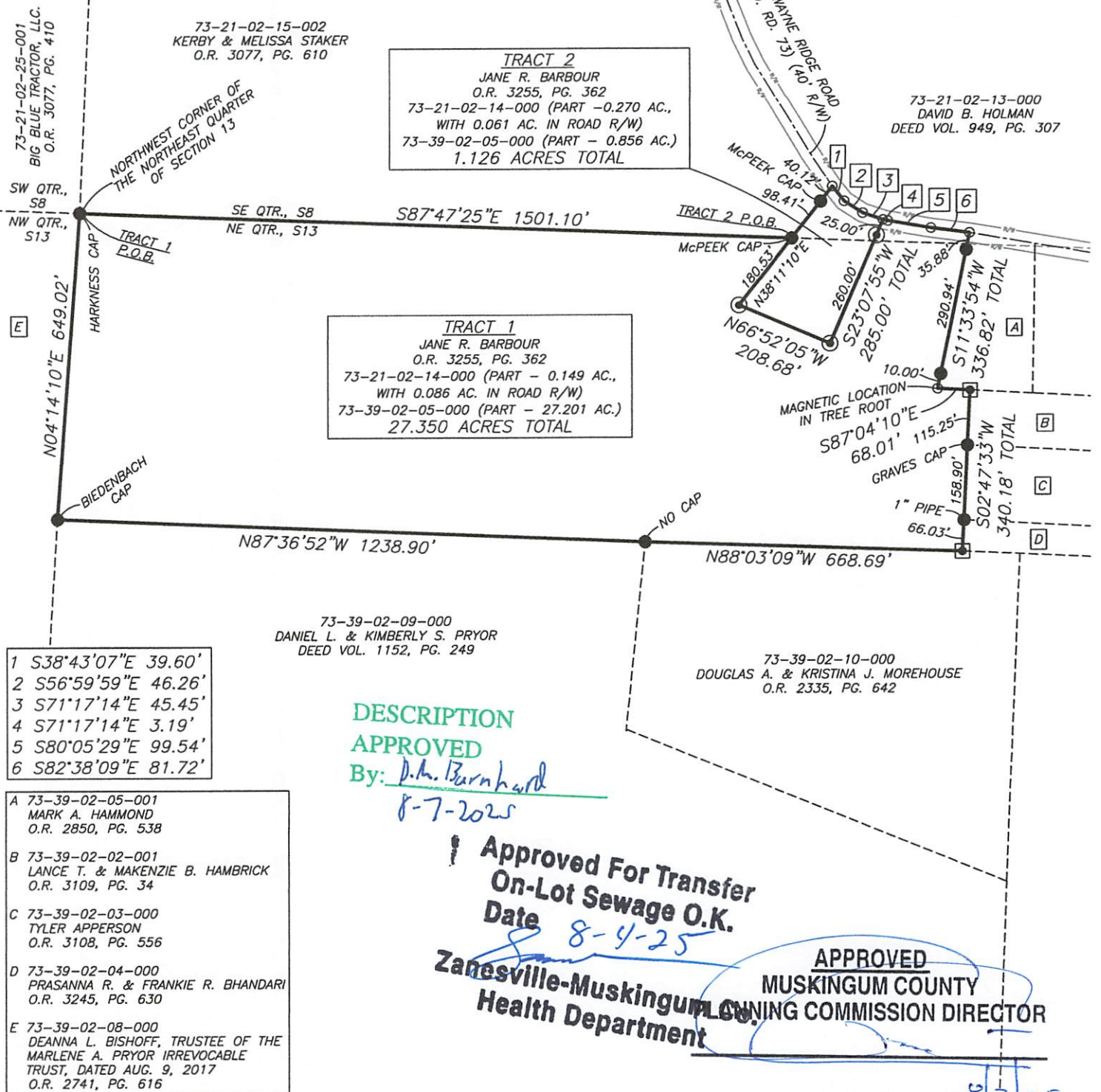
SURVEY FOR JANE R. BARBOUR

AUDITOR'S PARCEL NUMBERS

73-21-02-14-000 (PART) & 73-39-02-05-000 (PART)

BEING A PART OF THE PARCEL AS CONVEYED TO JANE R. BARBOUR IN O.R. 3255, PAGE 362 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 13 AND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



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 1st DAY OF JULY, 2025, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JUNE, 2025.

OFFICE COPY
NOT RECORDABLE
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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@rrahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 07-01-25

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 7183

DRAWING NO:
Z:\7183\7183.dwg