

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrhio.com

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

JAMES AND JODI ADAMS
AUDITORS PARCEL NUMBER
08-08-20-17-10-000 (PART-30.294 ACRES)
08-08-20-17-14-000 (PART-5.634 ACRES)

BEING A PART OF THE PARCELS CONVEYED TO JAMES D. AND JODI C. ADAMS IN O.R. VOLUME 2447, PAGE 335 AND DEED VOLUME 1143, PAGE 885 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 17;

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, NORTH 86 DEGREES 08 MINUTES 50 SECONDS WEST 200.01 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE SAID JAMES D. AND JODI C. ADAMS PARCELS THE FOLLOWING FOUR COURSES AND DISTANCES;

1. NORTH 03 DEGREES 19 MINUTES 24 SECONDS EAST 1399.66 FEET TO AN IRON PIN SET;
2. NORTH 86 DEGREES 22 MINUTES 28 SECONDS WEST 1601.93 FEET TO AN IRON PIN SET;
3. NORTH 59 DEGREES 47 MINUTES 12 SECONDS WEST 287.95 FEET TO AN IRON PIN SET;
4. NORTH 02 DEGREES 18 MINUTES 21 SECONDS EAST 488.75 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A PARCEL CONVEYED TO DALE V. AND MARY LOU GRIFFIN (OFFICIAL RECORD VOLUME 1900, PAGE 637);

THENCE WITH THE SAID SOUTH LINE, SOUTH 87 DEGREES 41 MINUTES 39 SECONDS EAST 388.45 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF PARCELS CONVEYED TO LARRY HARMON (DEED VOLUME 1156, PAGE 171) AND ALVIN R. BAILEY (OFFICIAL RECORD VOLUME 2363, PAGE 751), SOUTH 86 DEGREES 42 MINUTES 43 SECONDS EAST 1686.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-FINLEY CAP) ON THE EAST LINE OF THE ABOVE SAID NORTHEAST QUARTER OF SECTION 17;

THENCE WITH THE SAID EAST LINE, SOUTH 03 DEGREES 51 MINUTES 50 SECONDS WEST 807.46 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 03 DEGREES 19 MINUTES 24 SECONDS WEST 1229.37 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 35.928 ACRES TOTAL, 30.294 ACRES OUT OF PARCEL 08-08-20-17-10-000 AND 5.634 ACRES OUT OF PARCEL 08-08-20-17-14-000. SUBJECT TO ALL 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 4TH DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 16TH DAY OF DECEMBER, 2016.

OFFICE COPY
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED

By: [Signature] 1/11/17

SURVEY FOR JAMES AND JODI ADAMS

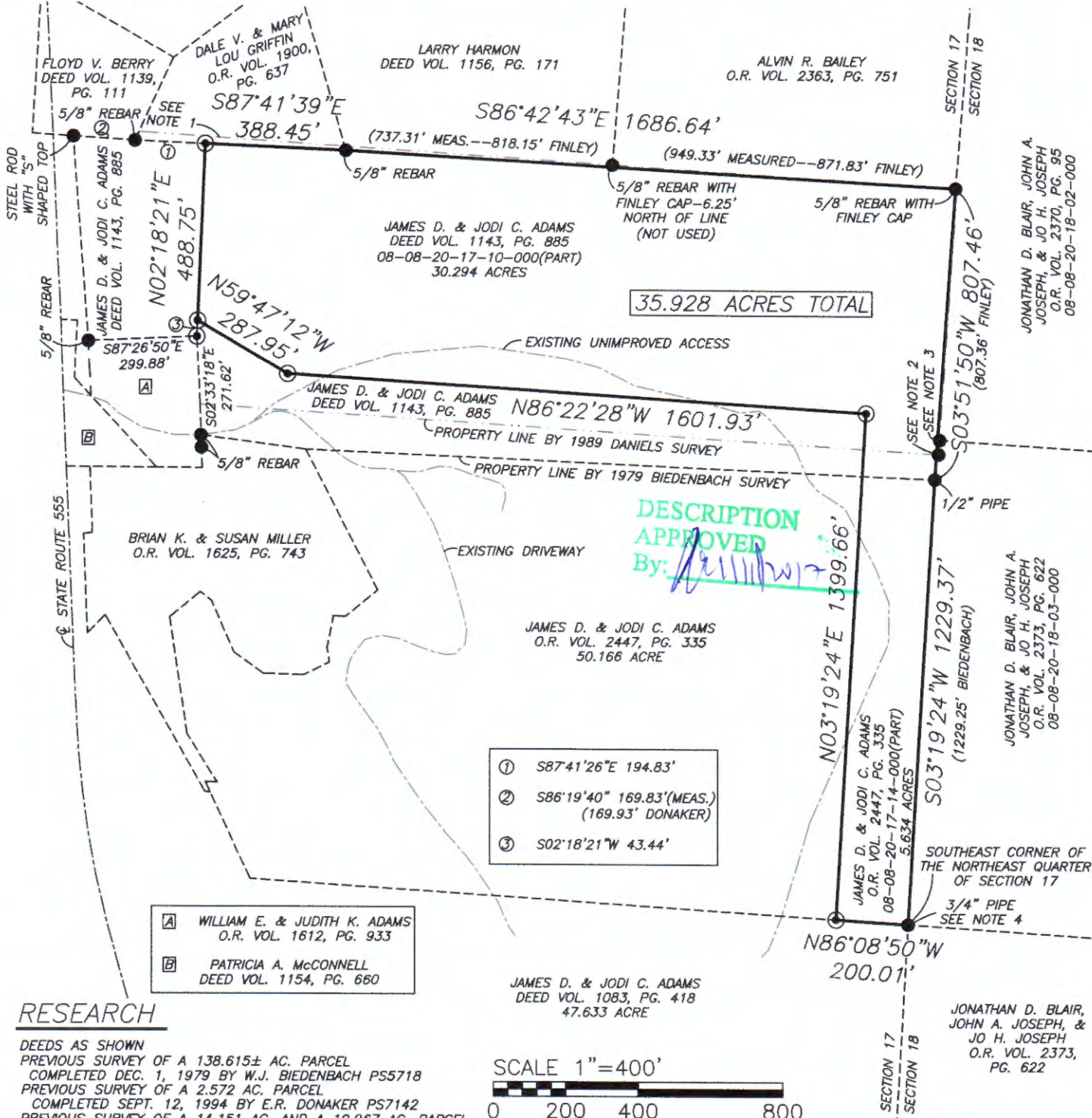
AUDITORS PARCEL NUMBERS

08-08-20-17-10-000 (PART - 30.294 AC.)

08-08-20-17-14-000 (PART - 5.634 AC.)

BEING A PART OF THE PARCELS CONVEYED TO JAMES D. AND JODI C. ADAMS IN OFFICIAL RECORD VOLUME 2447, PAGE 335, AND IN DEED BOOK VOLUME 1143, PAGE 885 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

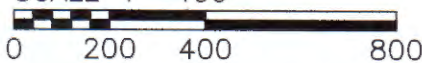
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 138.615± AC. PARCEL COMPLETED DEC. 1, 1979 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.572 AC. PARCEL COMPLETED SEPT. 12, 1994 BY E.R. DONAKER PS7142
PREVIOUS SURVEY OF A 14.151 AC. AND A 10.967 AC. PARCEL COMPLETED FEB. 25, 1997 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 12.559 AC. AND A 12.559 AC. PARCEL COMPLETED FEB. 25, 1997 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 15.10 AC. PARCEL COMPLETED SEPT. 13, 1987 BY R.M. ROBERTS PS5803
PREVIOUS SURVEY OF A 39.22 AC. PARCEL COMPLETED FEB. 27, 1989 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 9.00± AC. PARCEL COMPLETED OCT. 10, 2001 BY D.P. SWIERZ PS8062
PREVIOUS SURVEY OF A 0.926 AC. PARCEL COMPLETED FEB. 18, 1981 BY J.L. GAMBLE PS5737
PREVIOUS SURVEY OF AN 81.76 AC. PARCEL COMPLETED MARCH 10, 1992 BY R.L. DANIELS PS5410

SCALE 1"=400'



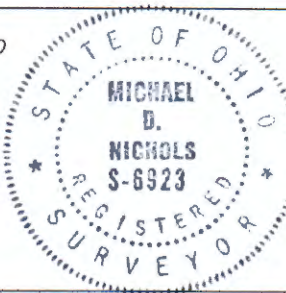
LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

- NOTE 1: PROPERTY LINE BY 1989 DANIELS SURVEY (NOT USED).
NOTE 2: 5/8" REBAR WITH DANIELS CAP - 5.75' EAST OF PROPERTY LINE (NOT USED).
NOTE 3: 5/8" REBAR WITH DANIELS CAP - 5.63' EAST OF PROPERTY LINE (NOT USED).
NOTE 4: 5/8" REBAR WITH DANIELS CAP-2.15' WEST OF PROPERTY LINE AND 7.56' NORTH OF EXISTING IRON PIN (NOT USED)

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 16th DAY OF DECEMBER, 2016.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL 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, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 01-04-17

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5929

DRAWING NO:
Z:\5929\5929.dwg