

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ALSO THE RIGHT TO USE THE FOLLOWING 50' WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO DAVID W. & JAMIE L. THOMAS O.R. VOLUME 3160, PAGE 87 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, 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:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23

THENCE WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, SOUTH 03 DEGREES 18 MINUTES 27 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN BASELINE CAP) AT 1137.34 FEET, A TOTAL DISTANCE OF 1155.34 FEET TO A POINT IN THE CENTER OF IRISH RIDGE ROAD (COUNTY ROAD 32), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE CENTERLINE OF IRISH RIDGE ROAD, NORTH 87 DEGREES 06 MINUTES 09 SECONDS EAST 50.32 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID THOMAS PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 35 MINUTES 57 SECONDS WEST 177.94 FEET TO A POINT;
2. SOUTH 54 DEGREES 27 MINUTES 42 SECONDS EAST 71.02 FEET TO A POINT, SAID POINT BEING SOUTH 10 DEGREES 00 MINUTES 57 SECONDS EAST 202.27 FEET FROM AN IRON PIN SET;
3. WITH THE WEST LINE OF THE ABOVE DESCRIBED 3.413 ACRE PARCEL, SOUTH 10 DEGREES 00 MINUTES 57 SECONDS EAST 71.41 FEET TO A POINT, SAID POINT BEING NORTH 10 DEGREES 00 MINUTES 57 SECONDS WEST 198.88 FEET FROM AN IRON PIN SET;
4. NORTH 54 DEGREES 27 MINUTES 42 SECONDS WEST 149.75 FEET TO A POINT ON THE EAST LINE OF A PARCEL CONVEYED TO SOLBU 2 HOLDINGS LLC IN O.R. VOLUME 3226, PAGE 76;

THENCE WITH THE EAST LINE OF THE SAID SOLBU 2 HOLDINGS LLC PARCEL, NORTH 03 DEGREES 35 MINUTES 57 SECONDS EAST 200.00 FEET TO THE **PLACE OF BEGINNING**.

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 20TH DAY OF DECEMBER 2024, FROM A FIELD SURVEY COMPLETED THE 20TH DAY OF DECEMBER 2024.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/30/25
DATE

DESCRIPTION

APPROVED

By *[Signature]*