

08-40-23-07-002

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Fax (740) 450-1000

JAN E. GIANGARDELLA, TRUSTEE & JOHN R. EWING, TRUSTEE
AUDITORS PARCEL NUMBER
08-08-40-23-07-000 (PART)

BEING A PART OF PARCEL 1 AS CONVEYED TO JAN E. GIANGARDELLA, TRUSTEE AND JOHN R. EWING, TRUSTEE IN O.R. VOLUME 2691, PAGE 452 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST 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:

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

THENCE WITH THE EAST LINE OF THE SAID QUARTER SECTION (WEST LINE OF A PARCEL CONVEYED TO ORCHARD OF BILL AND VICKY THOMAS, LLC IN O.R. VOLUME 2631, PAGE 170), SOUTH 03 DEGREES 18 MINUTES 38 SECONDS WEST 1155.34 FEET TO A POINT IN THE CENTER OF IRISH RIDGE ROAD (COUNTY ROAD 32), PASSING AN IRON PIN SET AT 1137.34 FEET;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND TRAVERSING INTO THE SAID GIANGARDELLA AND EWING PARCEL, WITH THE CENTER OF THE SAID ROAD, THE FOLLOWING FIVE COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 194.34 FEET (CHORD BEARING NORTH 81 DEGREES 14 MINUTES 36 SECONDS WEST 61.94 FEET, DELTA ANGLE OF 18 DEGREES 20 MINUTES 23 SECONDS) AN ARC DISTANCE OF 62.21 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET (CHORD BEARING NORTH 66 DEGREES 16 MINUTES 05 SECONDS WEST 222.53 FEET, DELTA ANGLE OF 11 DEGREES 36 MINUTES 39 SECONDS) AN ARC DISTANCE OF 222.91 FEET TO A POINT;
3. NORTH 60 DEGREES 56 MINUTES 06 SECONDS WEST 217.16 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 56 MINUTES 23 SECONDS WEST 28.93 FEET FROM AN IRON PIN SET;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 593.89 FEET (CHORD BEARING NORTH 66 DEGREES 58 MINUTES 56 SECONDS WEST 122.76 FEET, DELTA ANGLE OF 11 DEGREES 51 MINUTES 51 SECONDS) AN ARC DISTANCE OF 122.98 FEET TO A POINT;
5. NORTH 72 DEGREES 54 MINUTES 51 SECONDS WEST 46.59 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND CONTINUING INTO THE SAID GIANGARDELLA AND EWING PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 60 DEGREES 45 MINUTES 54 SECONDS WEST 188.69 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 39.12 FEET;
2. NORTH 41 DEGREES 35 MINUTES 00 SECONDS WEST 118.53 FEET TO AN IRON PIN SET;
3. NORTH 36 DEGREES 36 MINUTES 14 SECONDS EAST, PASSING AN IRON PIN SET AT 106.00 FEET, A TOTAL DISTANCE OF 132.19 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID ROAD, SAID POINT BEING SOUTH 24 DEGREES 59 MINUTES 46 SECONDS WEST 31.69 FEET FROM AN IRON PIN SET;

THENCE CONTINUING THROUGH THE SAID GIANGARDELLA AND EWING PARCEL AND WITH THE CENTER OF THE SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 29 DEGREES 31 MINUTES 38 SECONDS WEST 113.42 FEET TO A POINT;
2. NORTH 24 DEGREES 53 MINUTES 44 SECONDS WEST 433.42 FEET TO A POINT, SAID POINT BEING NORTH 62 DEGREES 51 MINUTES 18 SECONDS WEST 36.35 FEET FROM AN IRON PIN SET;

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3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 228.54 FEET (CHORD BEARING NORTH 50 DEGREES 26 MINUTES 05 SECONDS WEST 196.35 FEET, DELTA ANGLE OF 50 DEGREES 52 MINUTES 54 SECONDS) AN ARC DISTANCE OF 202.96 FEET TO A POINT;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 354.16 FEET (CHORD BEARING NORTH 84 DEGREES 26 MINUTES 20 SECONDS WEST 105.20 FEET, DELTA ANGLE OF 17 DEGREES 04 MINUTES 56 SECONDS) AN ARC DISTANCE OF 105.59 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE ABOVE SAID QUARTER SECTION;

THENCE LEAVING THE CENTER OF THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO JONATHAN D. BLAIR IN O.R. VOLUME 2373, PAGE 622 (1/2 INTEREST) AND TO JOHN A. JOSEPH AND JO H. JOSEPH IN O.R. VOLUME 2373, PAGE 628 (1/2 INTEREST) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 03 DEGREES 26 MINUTES 41 SECONDS EAST 244.79 FEET TO AN EXISTING STONE (2 INCH BY 5 INCH WITH NO MARK) AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID QUARTER SECTION, PASSING AN EXISTING IRON (5/8 INCH REBAR WITH "DINAN" CAP) AT 30.00 FEET;
2. WITH THE NORTH LINE OF THE SAID SECTION, SOUTH 86 DEGREES 14 MINUTES 44 SECONDS EAST 1326.05 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 24.450 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF IRISH RIDGE ROAD (COUNTY ROAD 32) 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 PS8536, 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 AUGUST, 2018, FROM A FIELD SURVEY COMPLETED THE 20TH DAY OF AUGUST, 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

DESCRIPTION
APPROVED
By: *[Signature]*



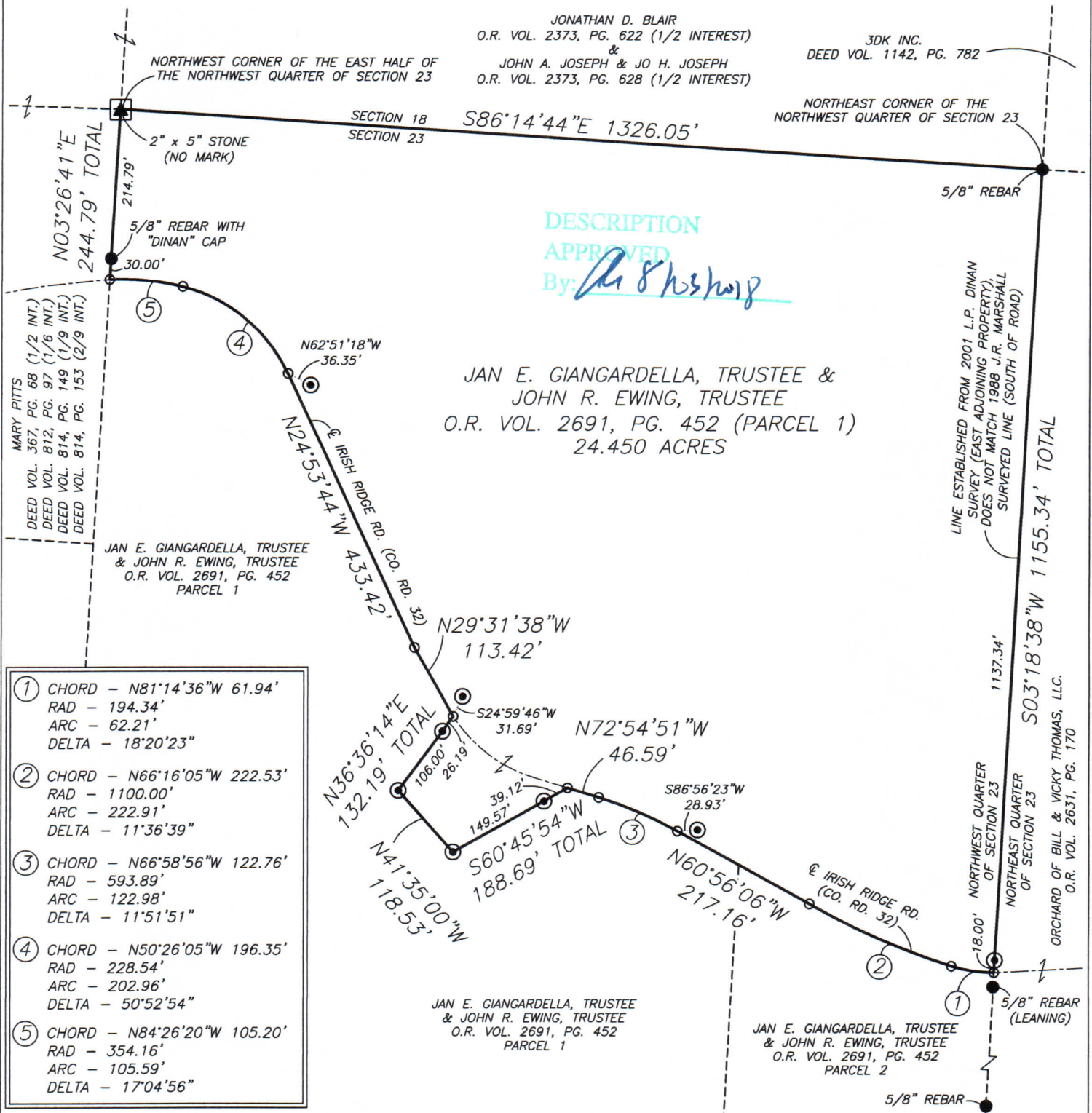
08-40-23-07-002 B

SURVEY FOR JAN GIANGARDELLA

AUDITORS PARCEL NUMBER
08-08-40-23-07-000 (PART)

BEING A PART OF PARCEL 1 AS CONVEYED TO JAN E. GIANGARDELLA, TRUSTEE AND JOHN R. EWING, TRUSTEE IN O.R. VOLUME 2691, PAGE 452 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, 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.



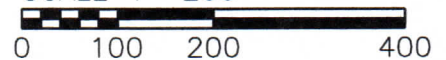
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.60 AC. PARCEL
COMPLETED APRIL 20, 2009 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 30.38 AC. PARCEL
COMPLETED DEC. 11, 2001 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 8.77 AC. PARCEL
COMPLETED MAY 14, 1988 BY J.R. MARSHALL PS5307

LEGEND

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

SCALE 1"=200'



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 20th DAY OF AUGUST, 2018, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF AUGUST, 2018.

OFFICE COPY
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.

BASLINE SURVEYING, INC.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWJ

DATE: 08-20-18

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 6094

DRAWING NO:
Z:\6094\6094 PLAT.dwg