

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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1. NORTH 83 DEGREES 18 MINUTES 47 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT 11.56 FEET, A TOTAL DISTANCE OF 213.49 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
2. NORTH 06 DEGREES 37 MINUTES 19 SECONDS WEST 181.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
3. SOUTH 88 DEGREES 39 MINUTES 05 SECONDS WEST 72.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP);
4. NORTH 03 DEGREES 51 MINUTES 01 SECONDS WEST 79.95 FEET TO **PLACE OF BEGINNING**.

CONTAINING 3.047 ACRES TOTAL FROM PARCEL NUMBER 10-04-15-02-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 301 (MOORE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

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 25TH DAY OF MARCH 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 17TH DAY OF MARCH 2025.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION

APPROVED

By: Michael D. Nichols



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/3/25
DATE