

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

CONTAINING 4.125 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

**ALSO SUBJECT TO
THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT**

BEING A PART OF THE PARCEL CONVEYED TO CYNTHIA M. LEWIS IN O.R. VOLUME 2056, PAGE 568 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BANK LOT 1;

THENCE SOUTH 02 DEGREES 53 MINUTES 47 SECONDS WEST 513.10 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE EAST LINE OF A PRIVATE ROAD AND THE EAST LINE OF BOWERS LANE (TOWNSHIP ROAD 655) (WEST LINE OF LOTS 4 AND 2 OF AN UNNAMED SUBDIVISION SURVEYED MAY 11, 1964 BY KARL C. MAWHORTER PS4511 AND RECORDED IN DEED VOLUME 623, PAGE 150 OF THE MUSKINGUM COUNTY DEED RECORDS), SOUTH 02 DEGREES 25 MINUTES 47 SECONDS WEST 734.91 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE CONTINUING WITH THE EAST LINE OF THE SAID BOWERS LANE, SOUTH 01 DEGREES 51 MINUTES 06 SECONDS WEST 470.96 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED:

THENCE TRAVERSING THROUGH THE ABOVE SAID LEWIS PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 87 DEGREES 01 MINUTES 26 SECONDS EAST 204.22 FEET TO A POINT;
2. NORTH 08 DEGREES 28 MINUTES 11 SECONDS EAST 64.55 FEET TO A POINT;
3. SOUTH 87 DEGREES 01 MINUTES 26 SECONDS EAST 50.23 FEET TO AN IRON PIN SET;
4. SOUTH 08 DEGREES 28 MINUTES 11 SECONDS WEST 114.78 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE SAID LEWIS PARCEL (WEST LINE OF A PARCEL CONVEYED TO THE GIRL SCOUTS OF OHIO'S HEARTLAND COUNCIL, INC IN O.R. VOLUME 2397, PAGE 376);

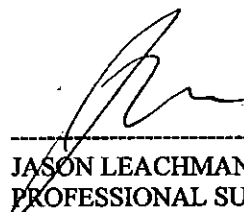
THENCE WITH THE SOUTH LINE OF THE LEWIS PARCEL (WEST LINE OF A PARCEL CONVEYED TO THE GIRL SCOUTS OF OHIO'S HEARTLAND COUNCIL, INC IN O.R. VOLUME 2397, PAGE 376), NORTH 87 DEGREES 01 MINUTES 26 SECONDS WEST 248.66 FEET TO A POINT ON THE EAST LINE OF THE SAID BOWERS LANE, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR -DISTURBED) AT 240.81 FEET;

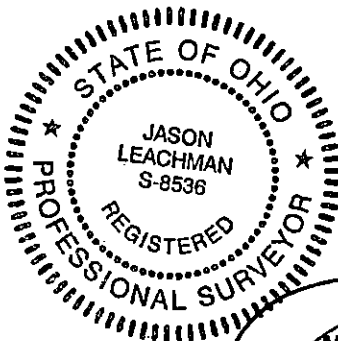
THENCE WITH THE EAST LINE OF THE SAID BOWERS LANE, NORTH 01 DEGREES 51 MINUTES 06 SECONDS EAST 50.01 FEET TO THE PLACE OF BEGINNING;

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 7TH DAY OF MARCH 2022, FROM A FIELD SURVEY COMPLETED ON THE 4TH DAY OF MARCH 2022.


JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: 

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6569 CHUMNEY

3/24/22
Date Fee Paid