

17-82-02-23-000 A

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO ROBERT V. AND SAMANTHA L. RICHARD IN DEED VOLUME 1154, PAGE 428 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 02 DEGREES 06 MINUTES 05 SECONDS EAST 1382.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) ON THE SOUTH LINE OF THE ABOVE SAID LOT 2, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 40.00 FEET AND EXISTING IRON PINS (5/8 INCH REBAR WITH "GRAVES" CAP) AT 457.21 FEET AND 577.28 FEET;

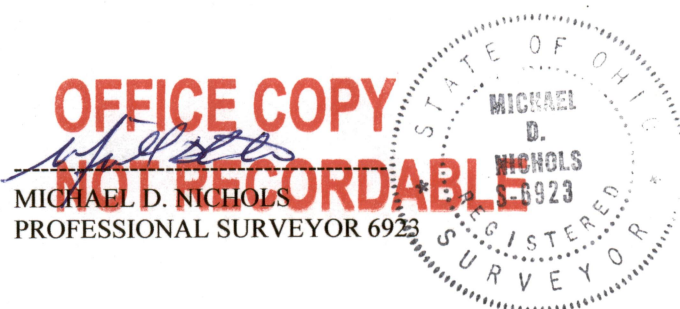
**THENCE** WITH THE SAID SOUTH LINE OF LOT 2 (NORTH LINES OF THE SAID RICHARD PARCEL AND A PARCEL CONVEYED TO ROBERT A. HALL IN O.R. VOLUME 2513, PAGE 4 AND A PARCEL CONVEYED TO TARA J. AND ZACHARY T. HIXON IN O.R. VOLUME 2837, PAGE 434), NORTH 88 DEGREES 13 MINUTES 11 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 169.58 FEET AND 284.62 FEET, A TOTAL DISTANCE OF 405.56 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 32.010 ACRES TOTAL, 4.932 ACRES IN 17-82-02-23-000, 5.895 ACRES IN 17-82-02-24-000, 7.050 ACRES IN 17-82-02-25-000, 0.130 ACRES IN 17-82-02-27-000, 8.508 ACRES IN 17-82-02-29-000, 0.921 ACRES IN 17-82-02-30-000, 0.543 ACRES IN 17-82-02-31-000, AND 4.031 ACRES IN 17-82-02-62-000. PARCEL NUMBERS 17-82-02-26-000, 17-82-02-28-000, AND 17-82-02-33-000 EXACT LOCATION IS UNKNOWN, ACREAGE APPEARS TO BE INCLUDED IN ABOVE LISTED PARCEL NUMBERS. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (WEST PIKE) 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 NORTH 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 20TH DAY OF MARCH 2020, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF MARCH 2020.



**DESCRIPTION**  
**APPROVED**

By: Dr 2/3/2020