

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID BISHOP PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 41 DEGREES 07 MINUTES 52 SECONDS EAST 337.14 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;
2. SOUTH 44 DEGREES 34 MINUTES 41 SECONDS WEST 292.28 FEET TO AN IRON PIN SET;
3. NORTH 49 DEGREES 53 MINUTES 12 SECONDS WEST, PASSING AN IRON PIN SET AT 309.06 FEET, A TOTAL DISTANCE OF 332.06 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 2.484 ACRES IN AUDITOR'S PARCEL NUMBER 25-20-01-09-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PLEASANT VALLEY CHURCH ROAD (TOWNSHIP ROAD 47) 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, 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 26TH DAY OF FEBRUARY 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 26TH DAY OF FEBRUARY 2024.

**OFFICE COPY**  
**NOT RECORDED**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION**

**APPROVED**

By: ME 2/28/24

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

DATE 2/28/24