

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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MARY RITA BAUER

AUDITORS PARCEL NUMBERS

25-25-40-23-11-000 (ALL – 8.776 ACRES)

25-25-40-23-12-000 (ALL – 4.355 ACRES)

BEING PARCEL 2 AND PARCEL 3 AS CONVEYED TO MARY RITA BAUER IN O.R. VOLUME 2208, PAGE 634 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 23, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23;

THENCE WITH THE EAST LINE OF THE SAID SECTION, SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST 999.07 FEET (CALCULATED) TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SECTION LINE (WEST LINE OF PARCELS CONVEYED TO: RICHARD D. AND JOHN W. FISHER IN O.R. VOLUME 1875, PAGE 753; JOHN W. FISHER IN O.R. VOLUME 1624, PAGE 547; AND JOHN W. FISHER, ET. AL. IN O.R. VOLUME 2435, PAGE 670), SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST 1275.11 FEET TO A POINT IN THE CENTER OF HOPEWELL NATIONAL ROAD (COUNTY ROAD 415), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH WALTON CAP) AT 73.00 FEET AND 1250.11 FEET;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF THE SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 15 MINUTES 10 SECONDS WEST 269.67 FEET TO A POINT ;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 323.33 FEET (CHORD BEARING NORTH 75 DEGREES 32 MINUTES 14 SECONDS WEST 180.52 FEET, DELTA ANGLE 32 DEGREES 25 MINUTES 12 SECONDS) AN ARC LENGTH OF 182.95 FEET TO A POINT;
3. NORTH 59 DEGREES 19 MINUTES 38 SECONDS WEST 71.17 FEET TO A POINT;
4. NORTH 56 DEGREES 42 MINUTES 30 SECONDS WEST 46.58 FEET TO A POINT, SAID POINT BEING NORTH 40 DEGREES 49 MINUTES 11 SECONDS EAST 41.94 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO RICKY L. MILLER IN O.R. VOLUME 2380, PAGE 585 AND A PARCEL CONVEYED TO ROGER A. AND CAROL S. GARD IN O.R. VOLUME 2586, PAGE 523, NORTH 11 DEGREES 57 MINUTES 05 SECONDS EAST 329.51 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;

THENCE WITH THE EAST OF A PARCEL CONVEYED TO ROGER A. AND CAROL S. GARD IN DEED VOLUME 1047, PAGE 309, NORTH 06 DEGREES 59 MINUTES 49 SECONDS EAST 873.52 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP), SAID IRON PIN BEING SOUTH 87 DEGREES 56 MINUTES 49 SECONDS EAST 491.22 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP);

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO BRYAN W. AND SHERI L. LEWIS IN DEED VOLUME 1001, PAGE 276, SOUTH 87 DEGREES 56 MINUTES 49 SECONDS EAST 363.64 FEET TO THE PLACE OF BEGINNING;

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CONTAINING 13.131 ACRES TOTAL (8.776 ACRES – ALL OF PARCEL NUMBER 25-25-40-23-11-000 AND 4.355 ACRES - ALL OF PARCEL NUMBER 25-25-40-23-12-000), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF HOPEWELL NATIONAL ROAD (COUNTY ROAD 415) 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 THE PREVIOUS SURVEY OF A 9.057 ACRE PARCEL, COMPLETED NOVEMBER 18, 1985 BY C.R. HARKNESS PS6885.

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 30TH DAY OF SEPTEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 30TH DAY OF SEPTEMBER, 2015.

JASON LEACHMAN
REGISTERED SURVEYOR 8536

DESCRIPTION
APPROVED
By: *[Signature]* 9/30/15



SURVEY FOR OLDE TOWN REALTY

AUDITORS PARCEL NUMBER

25-25-40-23-11-000 (ALL - 8.776 AC.)
25-25-40-23-12-000 (ALL - 4.355 AC.)

BEING PARCEL 2 AND PARCEL 3 AS CONVEYED TO MARY RITA BAUER IN O.R. VOLUME 2208, PAGE 634 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 23, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 9.057 ACRE PARCEL, COMPLETED NOVEMBER 18, 1985 BY C.R. HARKNESS PS6885.



DESCRIPTION
APPROVED
By: *[Signature]*

BRYAN W. & SHERI L. LEWIS
DEED VOL. 1001, PG. 276

RICHARD D. & JOHN W. FISHER
O.R. VOL. 1875, PG. 753

NORTHEAST CORNER
OF SECTION 23
S87°56'49"E 363.64'
(332.50' DEED)
S00°17'23"E
999.07' (CALC.)

5/8" REBAR WITH
ALUMINUM CAP
5/8" REBAR WITH
ALUMINUM CAP

SEE NOTE 1

5/8" REBAR WITH
WALTON CAP

① CHORD - N75°32'14"W 180.52'
RAD - 323.33'
ARC - 182.95'
DELTA - 32°25'12"

NOTE 1: IRON PIN FOUND (5/8" REBAR WITH BIEDENBACH CAP) N49°02'12"E 6.23' FROM IRON PIN SET. IRON PIN FOUND APPEARS TO HAVE BEEN BASED ON THE LINE OF OCCUPATION/EXISTING FENCE LOCATION. IT IS NOT ON THE SECTION LINE AS ESTABLISHED BY SUBSEQUENT SURVEYS (WALTON SURVEY DATED DEC. 18, 2000). IRON PIN FOUND WAS NOT USED FOR THIS SURVEY.

25-25-40-23-11-000
PARCEL 2
8.776 ACRES

JOHN W. FISHER
O.R. VOL. 1624, PG. 547

ROGER A. & CAROL S. GARD
DEED VOL. 1047, PG. 309

MARY RITA BAUER
O.R. VOL. 2208, PG. 634
13.131 ACRES TOTAL

SECTION 23
SECTION 22
S00°17'23"E 1275.11' TOTAL
(1287.66 DEED)

25-25-40-23-12-000
PARCEL 3
4.355 ACRES

JOHN W. FISHER, ET. AL
O.R. VOL. 2435, PG. 670

5/8" REBAR WITH
ALUMINUM CAP

O.R. VOL. 2386,
PG. 523

N11°57'05"E
329.51' TOTAL
(313.50' DEED)

BETH E. & JOHN
A. SELLERS
O.R. VOL. 1732,
PG. 805

N40°49'11"E 41.94'

5/8" REBAR

5/8" REBAR

N56°42'30"W
46.58'

N59°19'38"W
71.17'

S88°15'10"W
269.67'

5/8" REBAR WITH
WALTON CAP

HOPEWELL NATIONAL ROAD
(CO. RD. 415)

TROY L. PICKRELL
O.R. VOL. 2143, PG. 917

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 9.057 AC. PARCEL
COMPLETED NOV. 18, 1985 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 0.066 AC. PARCEL
COMPLETED MAY 19, 1987 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 34.6971±, 7.0582±, 15.7333±, AND 25.5537±
ACRES PARCELS, COMPLETED DEC. 18, 2000 BY S.B. WALTON PS7675
PREVIOUS SURVEY OF A 3.44 AC. PARCEL
COMPLETED JUNE 15, 1984 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.64 AC. PARCEL
COMPLETED AUG. 20, 1987 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.97 AC. PARCEL
COMPLETED JUNE 15, 1984 BY L.P. DINAN PS5451

LEGEND

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

SCALE 1"=200'

0 100 200 400

I, JASON LEACHMAN (PS#8536), HEREBY
CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE ABOVE PLAT AND SURVEY TO BE
CORRECT AS PREPARED BY ME, THIS 30th DAY
OF SEPTEMBER, 2015, FROM A FIELD SURVEY
COMPLETED THE 30th DAY OF SEPTEMBER, 2015.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL 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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 09-30-15

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5815

DRAWING NO:
Z:\5815\5815.dwg