

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Telephone (740) 453-4850
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RICHARD G. AND CHERYL POLAND

AUDITORS PARCEL NUMBER 25-25-65-03-43-000 (PART)(PART OF MILITARY LOT 30-21.160 ACRES WITH 1.448 ACRES IN U.S. ROUTE 40 RIGHT OF WAY AND 0.380 ACRES IN I-70 DRAINAGE EASEMENT)

AUDITORS PARCEL NUMBER 25-25-65-03-50-000 (PART)(PART OF MILITARY LOT 31-0.887 ACRES)

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 AND IN MILITARY LOT 31 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;

THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);

THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 690.57 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING THE CENTER OF THE OLD NATIONAL ROAD AT 151.71 FEET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 159.76 FEET, AND PASSING AN IRON PIN SET AT 192.56 FEET;

THENCE LEAVING THE SAID WEST LINE, SOUTH 84 DEGREES 15 MINUTES 00 SECONDS EAST 175.08 FEET TO AN IRON PIN SET;

THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST 572.56 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD, PASSING AN IRON PIN SET ON THE RIGHT OF WAY LINE OF US ROUTE 40 AT 532.34 FEET;

THENCE WITH THE CENTER OF THE OLD NATIONAL ROAD, THE NEXT 5 COURSES AND DISTANCES:

1. NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 539.99 FEET TO A POINT
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 190.99 FEET, AN ARC DISTANCE OF 82.84 FEET, A DELTA ANGLE OF 24 DEGREES 51 MINUTES 00 SECONDS, AND A CHORD BEARING OF SOUTH 83 DEGREES 32 MINUTES 15 SECONDS EAST 82.19 FEET TO A POINT;
3. SOUTH 71 DEGREES 06 MINUTES 45 SECONDS EAST 161.20 FEET TO A POINT;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1145.92 FEET, AN ARC DISTANCE OF 84.33 FEET, A DELTA ANGLE OF 4 DEGREES 13 MINUTES 00 SECONDS, AND A CHORD BEARING OF SOUTH 73 DEGREES 13 MINUTES 15 SECONDS EAST 84.31 FEET TO A POINT;
5. SOUTH 75 DEGREES 19 MINUTES 45 SECONDS EAST 160.95 FEET TO A POINT;

THENCE LEAVING THE SAID CENTER AND WITH THE WEST LINE A TRACT CONVEYED TO WENDALL R. AND RUTH E. WARE, TRUSTEES (OFFICIAL RECORD VOLUME 2420 PAGE 68), SOUTH 05 DEGREES 51 MINUTES 38 SECONDS WEST 963.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70, PASSING AN IRON PIN SET ON THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 40 AT 38.87 FEET AND AN IRON PIN SET AT 958.83 FEET;

THENCE WITH THE SAID NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (DEED VOLUME 547, PAGE 357) THE NEXT 4 COURSES AND DISTANCES:

1. NORTH 69 DEGREES 07 MINUTES 48 SECONDS WEST 1.26 FEET TO AN IRON PIN SET AT 170 FEET LEFT OF STATION 848+29.2 OF INTERSTATE 70;
2. NORTH 76 DEGREES 28 MINUTES 44 SECONDS WEST 629.28 FEET TO AN IRON PIN SET AT 160 FEET LEFT OF STATION 842+00 OF INTERSTATE 70;
3. NORTH 72 DEGREES 20 MINUTES 19 SECONDS WEST 322.64 FEET TO AN IRON PIN SET AT 180 FEET LEFT OF STATION 838+80 OF INTERSTATE 70;
4. NORTH 82 DEGREES 41 MINUTES 01 SECONDS WEST 229.33 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DUANE J. EGGERT (OFFICIAL RECORD VOLUME 2298, PAGE 689);

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THENCE LEAVING THE SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF THE SAID EGGERT TRACT, NORTH 05 DEGREES 45 MINUTES 00 SECONDS EAST 202.26 FEET TO THE PLACE OF BEGINNING.

CONTAINING 22.047 ACRES, SUBJECT TO ALL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (PERPETUAL EASEMENT FOR HIGHWAY PURPOSES-DEED VOLUME 288, PAGE 186 AND VOLUME 400, PAGE 186) WHICH CONTAINS 1.448 ACRES, SUBJECT TO AN PERPETUAL EASEMENT FOR CHANNEL PURPOSES CONVEYED TO THE STATE OF OHIO IN DEED VOLUME 547 PAGE 359 WHICH CONTAINS 0.380 ACRES, AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING EASEMENT FOR SEPTIC SYSTEM

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;

THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);

THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD;

THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 165.28 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST, PASSING AN IRON PIN SET ON THE RIGHT OF WAY LINE OF US ROUTE 40 AT 40.22 FEET, A TOTAL DISTANCE OF 137.22 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE SOUTH 85 DEGREES 34 MINUTES 32 SECONDS EAST 25.00 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 85 DEGREES 34 MINUTES 32 SECONDS WEST 25.00 FEET TO A POINT;

THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST 50.00 FEET TO THE PLACE OF BEGINNING.

ALSO SUBJECT TO THE FOLLOWING INGRESS AND EGRESS EASEMENT

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;

THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);

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THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 165.28 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SAID CENTER, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 16.27 FEET TO A POINT;

THENCE LEAVING THE SAID CENTER, SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 66.71 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 41.44 FEET, AN ARC DISTANCE OF 37.70 FEET, A DELTA ANGLE OF 52 DEGREES 07 MINUTES 43 SECONDS, AND A CHORD BEARING OF SOUTH 30 DEGREES 29 MINUTES 19 SECONDS WEST 36.42 FEET TO A POINT;

THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST 96.49 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 56.27 FEET.

ALSO THE RIGHT TO USE THE FOLLOWING 16 FOOT WIDE INGRESS/EGRESS EASEMENT

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;

THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);

THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD;

THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 62.49 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE CONTINUING WITH THE SAID CENTER, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 16.23 FEET TO A POINT;

THENCE LEAVING THE SAID CENTER, SOUTH 03 DEGREES 38 MINUTES 54 SECONDS WEST 45.50 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 49.96 FEET, AN ARC DISTANCE OF 115.98 FEET, A DELTA ANGLE OF 133 DEGREES 00 MINUTES 33 SECONDS, AND A CHORD BEARING OF SOUTH 62 DEGREES 51 MINUTES 22 SECONDS EAST 91.64 FEET TO A POINT, SAID POINT BEING SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 56.27 FEET FROM AN IRON PIN SET;

THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 20.11 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.96 FEET, AN ARC DISTANCE OF 139.10 FEET, A DELTA ANGLE OF 120 DEGREES 49 MINUTES 56 SECONDS, AND A CHORD BEARING OF NORTH 56 DEGREES 46 MINUTES 03 SECONDS WEST 114.72 FEET TO A POINT;

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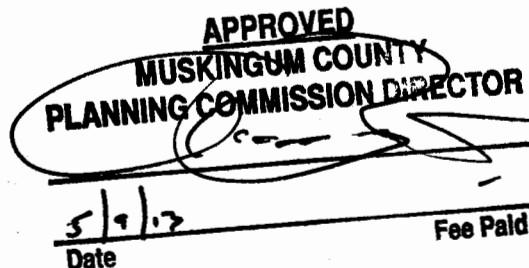
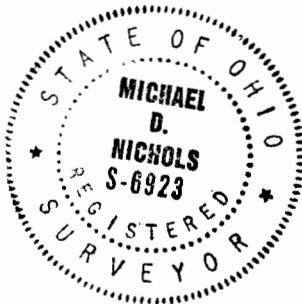
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THENCE NORTH 03 DEGREES 38 MINUTES 54 SECONDS EAST 42.79 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 35.563 ACRES COMPLETED AUGUST 21, 1990 BY W. J. BIEDENBACH PS 5718.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF APRIL, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF APRIL, 2013.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED
By: *[Signature]* 4/11/2013

By: [Signature]

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 35.563± AC. TRACT
COMPLETED AUG. 21, 1990 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 5.724± AC. TRACT
COMPLETED MARCH 27, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 5.649 AC. AND A 0.075 AC. TRACT
COMPLETED SEPT. 7, 2010 BY P.J. BOESHART PS6512
PREVIOUS SURVEY OF A 10.349± AC. TRACT
COMPLETED MARCH 3, 2005 BY M.D. NICHOLS PS6923
CENTERLINE LOCATION PLAN FOR INTERSTATE 70
RIGHT OF WAY PLAN FOR INTERSTATE 70
RIGHT OF WAY PLAN FOR U.S. ROUTE 40

LEGEND

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

SCALE 1"=200'

0 100 200 400

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 35.563± AC. TRACT
COMPLETED AUG. 21, 1990 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 5.724± AC. TRACT
COMPLETED MARCH 27, 2000 BY W.J. BIEDENBACH PS5718
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COMPLETED MARCH 3, 2005 BY M.D. NICHOLS PS6923
CENTERLINE LOCATION PLAN FOR INTERSTATE 70
RIGHT OF WAY PLAN FOR INTERSTATE 70
RIGHT OF WAY PLAN FOR U.S. ROUTE 40

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

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.

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