

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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WAYNE KILPATRICK
AUDITORS PARCEL NUMBER
35-35-10-51-09-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO WAYNE D. AND DAVID D. KILPATRICK IN DEED VOLUME 1033, PAGE 433 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 4 AND 5 OF COMPTON'S SUBDIVISION AS RECORDED IN DEED BOOK "D", PAGE 101, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 6 OF COMPTON'S SUBDIVISION;

THENCE WITH THE WEST LINE OF LOT 6 AND LOT 5, SOUTH 01 DEGREES 37 MINUTES 54 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 1312.39 FEET, A TOTAL DISTANCE OF 2957.55 FEET TO A CUT OFF FENCE CORNER POST, SAID POST BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF A 39.873 ACRE PARCEL CONVEYED TO R. DAVID AND DEBORAH CRAWFORD IN O.R. VOLUME 1554, PAGE 883 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SOUTH 87 DEGREES 07 MINUTES 23 SECONDS EAST 984.54 FEET TO A POINT IN THE CENTER OF VICKERS HILL ROAD (COUNTY ROAD 545), PASSING AN IRON PIN SET AT 5.00 FEET AND 955.98 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR – BENT) AT 967.77 FEET;

THENCE LEAVING THE SAID CRAWFORD SOUTH LINE AND WITH THE CENTER OF THE SAID ROAD THE FOLLOWING SIX COURSES AND DISTANCES:

1. SOUTH 19 DEGREES 31 MINUTES 38 SECONDS WEST 50.00 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET (CHORD BEARING SOUTH 11 DEGREES 58 MINUTES 57 SECONDS WEST 275.73 FEET, DELTA ANGLE OF 15 DEGREES 05 MINUTES 22 SECONDS) AN ARC DISTANCE OF 276.53 FEET TO A POINT;
3. SOUTH 04 DEGREES 26 MINUTES 16 SECONDS WEST 67.23 FEET TO A POINT;
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1221.20 FEET (CHORD BEARING SOUTH 14 DEGREES 37 MINUTES 40 SECONDS WEST 432.10 FEET, DELTA ANGLE OF 20 DEGREES 22 MINUTES 49 SECONDS) AN ARC DISTANCE OF 434.38 FEET TO A POINT;
5. SOUTH 24 DEGREES 49 MINUTES 05 SECONDS WEST 358.33 FEET TO A POINT;
6. SOUTH 19 DEGREES 10 MINUTES 25 SECONDS WEST 159.08 FEET TO A POINT;

THENCE LEAVING THE CENTER OF THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID KILPATRICK PARCEL AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO WESLEY K. UNTIED IN O.R. VOLUME 2207, PAGE 813, NORTH 88 DEGREES 04 MINUTES 11 SECONDS WEST, PASSING AN IRON PIN SET AT 26.42 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 96.42 FEET, A TOTAL DISTANCE OF 629.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID EXISTING IRON PIN BEING SOUTH 88 DEGREES 04 MINUTES 11 SECONDS EAST 975.32 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID UNTIED NORTH LINE AND WITH THE EAST LINE OF A 260 ACRE PARCEL CONVEYED TO R. DAVID AND DEBORAH CRAWFORD IN O.R. VOLUME 1554, PAGE 883, NORTH 01 DEGREES 37 MINUTES 54 SECONDS EAST 1306.19 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 24.989 ACRES. SUBJECT TO THE FOLLOWING: ALL LEGAL ROAD RIGHT OF WAYS OF VICKERS HILL ROAD (COUNTY ROAD 545); ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENTS AS RECORDED IN DEED VOLUME 464, PAGE 591 AND DEED VOLUME 624, PAGE 67; AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

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 22ND DAY OF FEBRUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 21ST DAY OF FEBRUARY, 2017.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



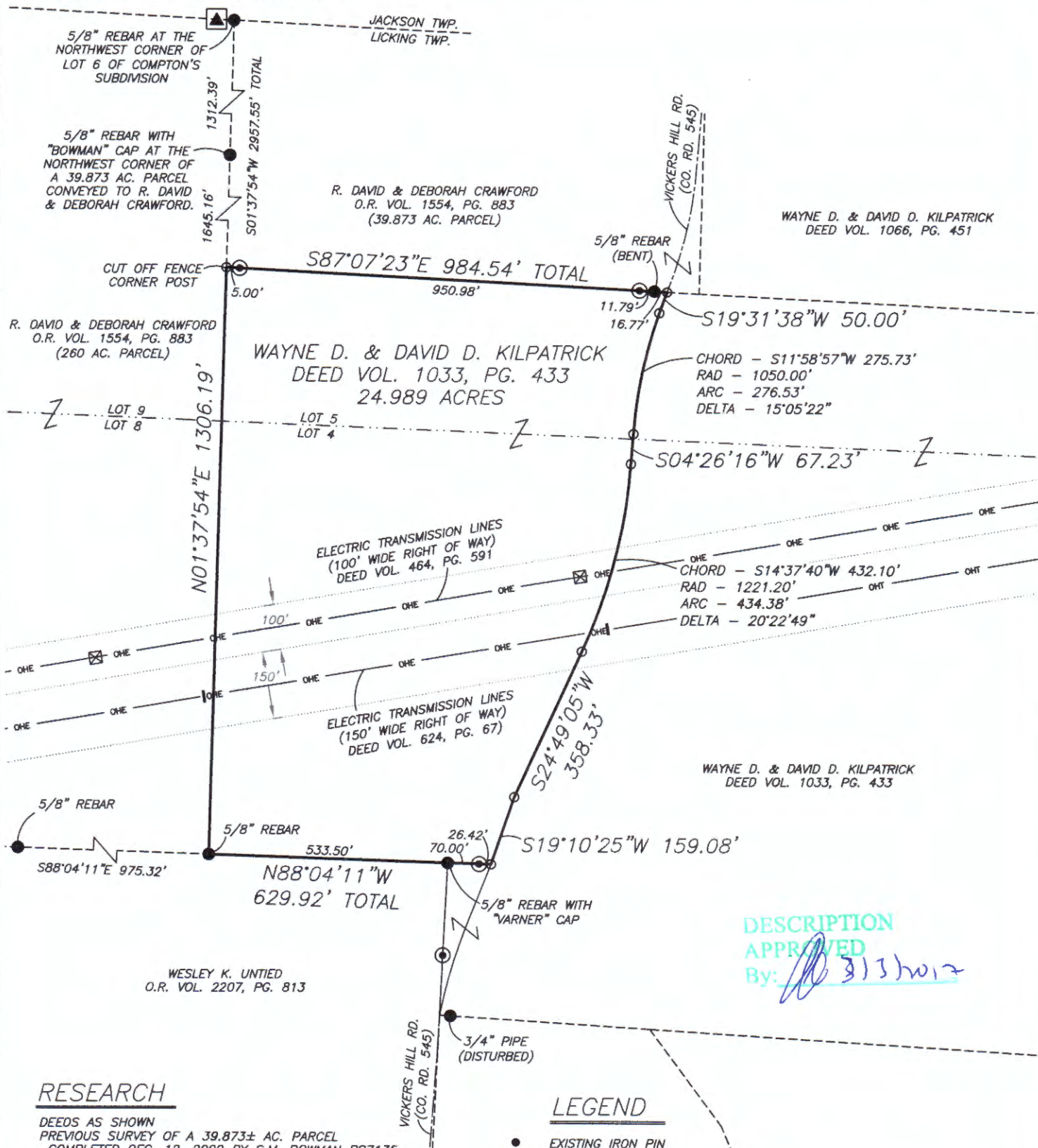
DESCRIPTION
APPROVED
By: *[Signature]* 2/23/2017

SURVEY FOR WAYNE KILPATRICK

AUDITORS PARCEL NUMBER
35-35-10-51-09-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO WAYNE D. AND DAVID D. KILPATRICK IN DEED VOLUME 1033, PAGE 433 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 4 AND 5 OF COMPTON'S SUBDIVISION AS RECORDED IN DEED BOOK "D", PAGE 101, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



DESCRIPTION
APPROVED
By: *[Signature]* 3/3/2017

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 39.873± AC. PARCEL
COMPLETED DEC. 12, 2000 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 78.572 AC. PARCEL
COMPLETED AUG. 14, 1995 BY K.C. VARNER PS4508
PREVIOUS SURVEY OF A 43.1279 AC. PARCEL
COMPLETED FEB. 27, 2009 BY K.C. VARNER PS4508
PREVIOUS SURVEY OF A 3.287 AC. PARCEL
COMPLETED MARCH, 2000 BY D.E. BINCKLEY PS7879

LEGEND

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

SCALE 1"=300'

0 150 300 600

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 22nd DAY OF FEBRUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 21st DAY OF FEBRUARY, 2017.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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.

BASELINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 02-22-17

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 5953

DRAWING NO:

Z:\5953\5953.dwg