Plat of Survey

Situated in the Township of Licking, County of Muskingum, State of Ohio, part Lot 6, Lot 7, & Lot 14 of Robert's Survey, Quarter Township 1, Township 2N, Range 9W, of the United States Military Lands.

Spruce Valley Farm, Ltd.
36.65 Acres (tax duplicate)
O.R. Book 2490, Page 717
P.P.N. 35-10-41-25-000
Lot 13

PREPARED BY:
Drop Tine Land Company, LLC

28" oak tree w/wire

1100.83'
S 88°34'36" E
Lot 14
1120.83'

NW Corner Lot 14
SW Corner Lot 13
P.O.B.: Tract 3

centerline old road bed

S 07°07'21" E
162.70'

S 11°31'14" E
189.00'

centerline existing Baker Road (Twp. Road 199)

Drop Tine Land Company, LLC
Tract Two: 21.80 Acres
O.R. Book 2891, Page 753
P.P.N. 35-10-41-26-000

Wayne D. Kilpatrick & David D. Kilpatrick
P.P.N. 35-10-51-10-000: 100 Acres
O.R. Book 1026, Page 523

1738.17'
Lot Line
756.37'

Tract 3: 21.636 Acres

DESCRIPTION APPROVED
By: [signature]

S 27°15'44" E 477.82'

S 87°25'29" E
152.57'

S 88°21'02" E
1282.29'

132.57'
20.00'

S 24°55'44" E
141.00'

Tract One Parcel Two:
0.537 Acres

Tract One Parcel One: 29.33 Acres
P.P.N. 35-10-41-27-000

N 02°47'44" E
501.31'

Tract 2: 18.005 Acres

3.093 Acres in P.P.N. 35-10-71-05-004
14.912 Acres in P.P.N. 35-10-41-27-000

Lot Line

S 17°52'25" E
473.60'
409.23'

P.O.B.
Tract 2

1614.76'
S 87°53'44" E
1644.76'

30.00'

64.37'

S 09°02'25" E
110.34'

Tract 1: 27.515 Acres

13.358 Acres in P.P.N. 35-10-71-05-004
14.157 Acres in P.P.N. 35-10-41-27-000

480.10'

P.O.C.
SE CORNER LOT 1
SW CORNER LOT 14
P.O.B. Tract 1

SE Corner Lot 14
SW Corner Lot 7
NW Corner Lot 6
NE Corner Lot 15

S 04°31'19" E
380.78'
centerline

Lot 1
Lot 14
N 87°53'44" W
1285.27'
Lot 14
Lot 7

S 87°53'44" E
193.08'
Lot Line
Lot 15
Lot 6

S 00°13'59" E
315.88'

Matthew C. & Aimee M. Dosch
33.42 Acres
O.R. Book 1904, Page 75
P.P.N. 35-10-71-08-000

954.61'

centerline intersection of Baker Road & Old Stagecoach Road

Lot Line

N 02°34'30" E

Tract Three: 15.91 Acres
P.P.N. 35-10-71-05-004

centerline Baker Road

S 23°14'40" W
429.00'

S 16°30'19" W
182.87'

N 86°48'02" W
273.12'

21.88'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Fee Paid
4/22/20
Date

PROPERTY:

Being a Survey of 3 parcels conveyed to Drop Tine Land Company, LLC, as recorded in O.R. Book 2891, Page 753, in the Muskingum County County Deed Records, and being all of Auditor's P.P.N. 35-10-41-27-000, P.P.N. 35-10-41-26-000, & P.P.N. 35-10-71-05-004.

BASIS OF BEARING

The bearings of this plat are based on the South line of Lot 14, as being N 87°53'44" W, and is an assumed Meridian used to denote angles only.

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

OFFICE COPY
NOT RECORDABLE

4/14/20
Date

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

LEGEND

- ⊡ - Stone Found
- ○ - 5/8" o.d. Iron Pin Found
- ◉ - 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
- ● - 5/8" o.d. Iron Pin Found

Graphic Scale
0 100 200 400
1 Inch = 200 Feet