

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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CHARLES S. HARRISON
AUDITOR'S PARCEL NUMBERS
44-58-01-54-000 (PART)
(TO BE COMBINED WITH 44-64-87-10-000)

BEING A PART OF THE PARCEL CONVEYED TO CHARLES S. HARRISON IN DEED VOLUME 853, PAGE 7 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (3/4 INCH REBAR) AT THE NORTHWEST CORNER OF LOT 8 OF HIGHVIEW MEADOWS (P.B. 13, PAGE 73) CONVEYED TO FOREST E. & GWENDOLYN K. MENDENHALL (DEED VOLUME 847, PAGE 75);

THENCE TRAVERSING THROUGH THE ABOVE SAID HARRISON PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. NORTH 14 DEGREES 12 MINUTES 21 SECONDS EAST 47.39 FEET TO AN IRON PIN SET;
- 2. SOUTH 86 DEGREES 46 MINUTES 45 SECONDS EAST 129.12 FEET TO AN IRON PIN SET;
- 3. SOUTH 77 DEGREES 02 MINUTES 43 SECONDS EAST 220.67 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO GAIL R. DREIR (O.R. VOLUME 3111, PAGE 846);

THENCE ALONG THE SOUTH LINE OF THE SAID HARRISON PARCEL, NORTH 88 DEGREES 15 MINUTES 44 SECONDS WEST 355.77 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (3/4 INCH REBAR) AT 210.78 FEET.

CONTAINING 0.244 ACRES FROM AUDITOR'S PARCEL NUMBER 44-58-01-54-000. SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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, 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 10TH DAY OF JANUARY 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JANUARY 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7072 MENDENHALL

DESCRIPTION
APPROVED
By: [Signature] 1/16/25

DATE 1/17/25