

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**HENRY EVANS, JR.**  
AUDITOR'S PARCEL NUMBER  
47-44-01-13-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO HENRY EVANS, JR. IN O.R. VOLUME 1969, PAGE 587 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 17;

**THENCE** WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 17, NORTH 87 DEGREES 32 MINUTES 21 SECONDS WEST 1117.31 FEET (CALCULATED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID QUARTER SECTION LINE, NORTH 87 DEGREES 32 MINUTES 21 SECONDS WEST 99.77 FEET TO A POINT;

**THENCE** LEAVING THE SAID QUARTER SECTION LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO ROGER AND MICHELE PLETCHER IN O.R. VOLUME 1957, PAGE 513, NORTH 01 DEGREES 54 MINUTES 17 SECONDS EAST 146.80 FEET TO AN EXISTING AXLE ON THE SOUTH LINE OF A PARCEL CONVEYED TO THE PENNSYLVANIA, OHIO AND DETROIT RAILROAD COMPANY IN DEED VOLUME 219, PAGE 438, PASSING AN EXISTING AXLE AT 21.73 FEET;

**THENCE** WITH THE SOUTH LINE OF THE SAID RAILROAD, NORTH 87 DEGREES 28 MINUTES 15 SECONDS EAST 100.42 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 87 DEGREES 28 MINUTES 15 SECONDS WEST 312.22 FEET FROM AN EXISTING AXLE;

**THENCE** LEAVING THE SAID SOUTH LINE OF THE RAILROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO ARTA MILLER IN O.R. VOLUME 2104, PAGE 143, SOUTH 02 DEGREES 02 MINUTES 10 SECONDS WEST, PASSING AN IRON PIN SET AT 133.85 FEET, A TOTAL DISTANCE OF 155.53 FEET TO **PLACE OF BEGINNING**.

**CONTAINING** 0.347 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CROCK ROAD (TOWNSHIP ROAD 265) 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, 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 9TH DAY OF JUNE 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 7TH DAY OF JUNE 2023.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536  
6785 EVANS



**DESCRIPTION**  
**APPROVED**

By: *[Signature]* 6/13/23