

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST

GEORGIA GRIFFIN, TRUSTEE

AUDITORS PARCEL NUMBER

51-51-40-13-33-000 (PART – 0.667 AC.)

TO BE COMBINED WITH 51-51-40-13-33-001

BEING A PART OF PARCEL 51-51-40-13-33-000, AS CONVEYED TO THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST IN O.R. VOLUME 2416, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTH HALF OF FRACTIONAL SECTION 13, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF FRACTIONAL SECTION 13.

THENCE WITH THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 13, SOUTH 87 DEGREES 53 MINUTES 06 SECONDS EAST 766.05 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO THE DAVID F. SPILLMAN REVOCABLE TRUST (DAVID F. AND SARAH L. SPILLMAN, TRUSTEES) IN O.R. VOLUME 1502, PAGE 951;

THENCE WITH THE EAST LINE OF THE SAID SPILLMAN PARCEL, NORTH 15 DEGREES 16 MINUTES 59 SECONDS WEST 276.34 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF PARCELS CONVEYED TO THE GRIFFIN FAMILY TRUST (GEORGE W. AND GEORGIA E. GRIFFIN, TRUSTEES) IN O.R. VOLUME 2230, PAGE 212, NORTH 36 DEGREES 36 MINUTES 05 SECONDS WEST 387.81 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH “BIEDENBACH” CAP) AT 296.32 FEET;

THENCE TRAVERSING THROUGH THE ABOVE SAID PATTON PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 15 MINUTES 13 SECONDS EAST 196.53 FEET TO AN IRON PIN SET;
2. SOUTH 06 DEGREES 42 MINUTES 38 SECONDS EAST 300.55 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.667 ACRES. SUBJECT TO ALL 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).

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.

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 31ST DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 26TH DAY OF JANUARY, 2017.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

5945 SPLIT TO ADJOINER

DESCRIPTION
APPROVED
By: *[Signature]*



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

2/16/17
Date

Fee Paid

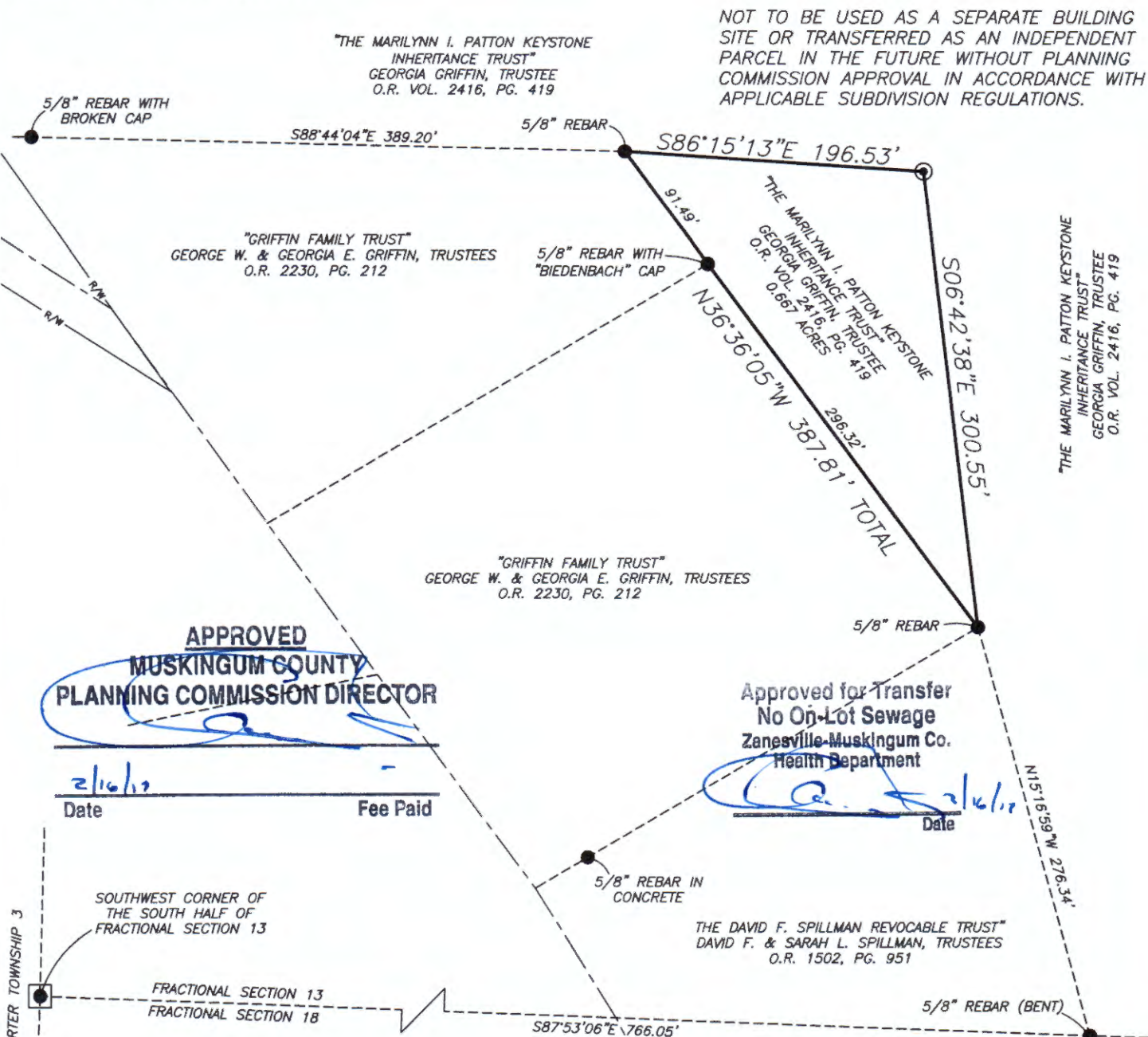
SURVEY FOR GEORGIA GRIFFIN

AUDITORS PARCEL NUMBERS

51-51-40-13-33-000 (PART - 0.667 AC.)
TO BE COMBINED WITH 51-51-40-13-33-001

BEING A PART OF PARCEL 51-51-40-13-33-000, AS CONVEYED TO THE MARILYNN I. PATTON KEYSTONE INHERITANCE TRUST IN O.R. VOLUME 2416, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTH HALF OF FRACTIONAL SECTION 13, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 42.17 AC. PARCEL
COMPLETED OCT. 17, 1985 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.096± AC. AND A 0.229± AC. PARCEL
COMPLETED MAY 15, 1984 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 2.281± AC. PARCEL
COMPLETED SEPT. 21, 1999 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.453± AC. PARCEL
COMPLETED OCT. 13, 2009 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 0.995± AC. PARCEL
COMPLETED OCT. 13, 2009 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 1.547± AC. PARCEL
COMPLETED AUG. 23, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 1.766 AC. PARCEL
COMPLETED MARCH 8, 1999 BY R.M. GRAVES PS5792
PREVIOUS SURVEY OF A 0.38 AC. PARCEL
COMPLETED AUG. 1, 2007 BY C.R. HARKNESS PS6885
MUSKINGUM COUNTY GIS

LEGEND

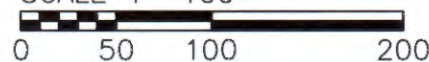
- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- AXLE FOUND

DESCRIPTION

APPROVED

By: [Signature] 2/16/17

SCALE 1"=100'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 31st DAY OF JANUARY, 2017, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JANUARY, 2017.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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@rohio.com

DRAWN BY: JWL

DATE: 01-31-17

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5945

DRAWING NO:
Z:\5945\5945.dwg