

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
Email: bei@rrohio.com

ALSO THE RIGHT TO USE THE FOLLOWING:
50 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO WILDWOOD INVESTMENTS LTD. IN O.R. VOLUME 2882, PAGE 740 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 23, 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 (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE NORTHEAST CORNER OF LOT 25 OF HERITAGE RUN SUBDIVISION PHASE 1 (PLAT BOOK 19, PAGE 45);

THENCE WITH THE EAST AND SOUTH LINES OF LOT 25 AS CONVEYED TO LORI KNIGHT IN O.R. VOLUME 2914, PAGE 346 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 20 DEGREES 16 MINUTES 47 SECONDS EAST 210.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);
2. SOUTH 51 DEGREES 37 MINUTES 28 SECONDS WEST 278.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE NORTHEAST CORNER OF LOT 26;

THENCE WITH THE EAST LINE OF THE SAID LOT 26 AS CONVEYED TO TYLER D. BLODGETT AND ANDREA M. ROSS BLODGETT IN O.R. VOLUME 2967, PAGE 869, SOUTH 32 DEGREES 16 MINUTES 24 SECONDS EAST 386.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP), SAID EXISTING IRON PIN BEING THE PLACE OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH THE ABOVE SAID WILDWOOD INVESTMENTS LTD PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 74 DEGREES 45 MINUTES 22 SECONDS EAST 247.89 FEET TO AN IRON PIN SET;
2. SOUTH 13 DEGREES 28 MINUTES 20 SECONDS EAST 50.02 FEET TO A POINT;
3. SOUTH 74 DEGREES 45 MINUTES 22 SECONDS WEST 231.03 FEET TO A POINT AT THE SOUTH EAST CORNER OF PAUL ANDREW DRIVE (50' WIDE);

THENCE WITH THE EAST LINE OF PAUL ANDREW DRIVE, NORTH 32 DEGREES 16 MINUTES 24 SECONDS WEST 52.29 FEET TO THE PLACE OF BEGINNING;

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 22ND DAY OF DECEMBER, 2022, FROM A FIELD SURVEY COMPLETED THE 21ST DAY OF DECEMBER, 2022.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/17/22
Date

Fee Paid

DESCRIPTION
APPROVED
By: [Signature] 11/17/22