

53-40-17-13-001

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Date 7/16/19 Telephone (740) 453-4850 Fee Paid
Email: bei@rroho.com

EARLE RICHARD REUTTER
AUDITORS PARCEL NUMBER
53-53-40-17-13-000 (PART)
TO BE COMBINED WITH 53-53-50-16-12-000

BEING PART OF THE PARCEL CONVEYED TO EARLE RICHARD REUTTER IN O.R. VOLUME 2444, PAGE 514 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; SITUATED IN SECTION 17, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH "GARDNER" CAP) AT THE SOUTHEAST CORNER OF SECTION 17;

THENCE WITH THE EAST LINE OF THE SAID SECTION (WEST LINE OF A PARCEL CONVEYED TO JAMES ANDREW AND MARLA J. WEST IN O.R. VOLUME 2033, PAGE 283), NORTH 02 DEGREES 33 MINUTES 19 SECONDS EAST 695.23 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID REUTTER PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 67 DEGREES 53 MINUTES 17 SECONDS WEST 44.18 FEET TO AN IRON PIN SET;
2. NORTH 20 DEGREES 35 MINUTES 20 SECONDS WEST 125.04 FEET TO AN IRON PIN SET;
3. NORTH 33 DEGREES 34 MINUTES 17 SECONDS WEST 125.79 FEET TO AN IRON PIN SET;
4. NORTH 32 DEGREES 55 MINUTES 51 SECONDS EAST 39.97 FEET TO AN IRON PIN SET;
5. SOUTH 88 DEGREES 01 MINUTES 57 SECONDS EAST 144.74 FEET TO AN IRON PIN SET ON THE ABOVE SAID SECTION LINE, SAID IRON PIN BEING SOUTH 02 DEGREES 33 MINUTES 19 SECONDS WEST 694.43 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BASELINE" CAP);

THENCE WITH THE SAID SECTION LINE (WEST LINE OF THE ABOVE SAID WEST PARCEL), SOUTH 02 DEGREES 33 MINUTES 19 SECONDS WEST 267.34 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.605 ACRES. 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.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

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

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 JULY 2019, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF JULY 2019.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536
6208 REUTTER (WEST)



DESCRIPTION
APPROVED

By: 7/16/2019