

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

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

**ROBERT J. WILLIS**  
AUDITORS PARCEL NUMBER  
53-53-70-30-06-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO ROBERT J. WILLIS IN O.R. VOLUME 1737, PAGE 214 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 30, 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 BIEDENBACH CAP) AT THE CENTER OF SECTION 30;

**THENCE** WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30 (ALSO THE NORTH LINE OF A PARCEL CONVEYED TO DOUGLAS J. AND DARLYN J. BEST IN O.R. VOLUME 2245, PAGE 45), NORTH 87 DEGREES 20 MINUTES 35 SECONDS WEST 990.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF SAID BEST PARCEL, SOUTH 10 DEGREES 13 MINUTES 52 SECONDS WEST 1096.45 FEET TO AN EXISTING STONE, SAID STONE BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID BEST WEST LINE AND WITH THE SOUTH LINE OF THE SAID BEST PARCEL, SOUTH 75 DEGREES 37 MINUTES 10 SECONDS EAST 1135.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);

**THENCE** LEAVING THE SAID BEST SOUTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO ROBERT B. AND BARBARA L. JOHNSON AS RECORDED IN O.R. VOLUME 2033, PAGE 943, SOUTH 02 DEGREES 08 MINUTES 16 SECONDS WEST 1312.95 FEET TO A POINT IN TOWNSHIP ROAD 208 (SOUTH LEEDOM ROAD), PASSING IRON PINS SET AT 315.37 FEET, 607.37 FEET AND 1232.11 FEET;

**THENCE** LEAVING THE SAID JOHNSON WEST LINE AND WITH THE SOUTH LINE OF THE SAID SECTION 30, NORTH 87 DEGREES 18 MINUTES 24 SECONDS WEST 1896.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP), PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH HARKNESS CAP) AT 19.36 FEET, 1066.13 FEET, 1436.82 FEET;

**THENCE** LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO MATTHEW A. JANICKI IN O.R. VOLUME 1921, PAGE 259, NORTH 21 DEGREES 09 MINUTES 21 SECONDS EAST 1605.02 FEET TO AN IRON PIN SET;

**THENCE** CONTINUING WITH THE JANICKI EAST LINE, NORTH 88 DEGREES 13 MINUTES 51 SECONDS EAST 264.00 FEET TO THE **PLACE OF BEGINNING**.

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rroho.com](mailto:bei@rroho.com)

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

**CONTAINING 54.793 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 208 (SOUTH LEEDOM ROAD) AND ALL OTHER APPLICABLE EASEMENTS.**

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, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF MARCH 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF MARCH 2018.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923

DESCRIPTION  
APPROVED

By: 4/12/2018





SURVEY FOR ROBERT WILLIS

AUDITORS PARCEL NUMBER  
53-53-70-30-06-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO ROBERT J. WILLIS IN O.R. VOLUME 1737, PAGE 214 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 30, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

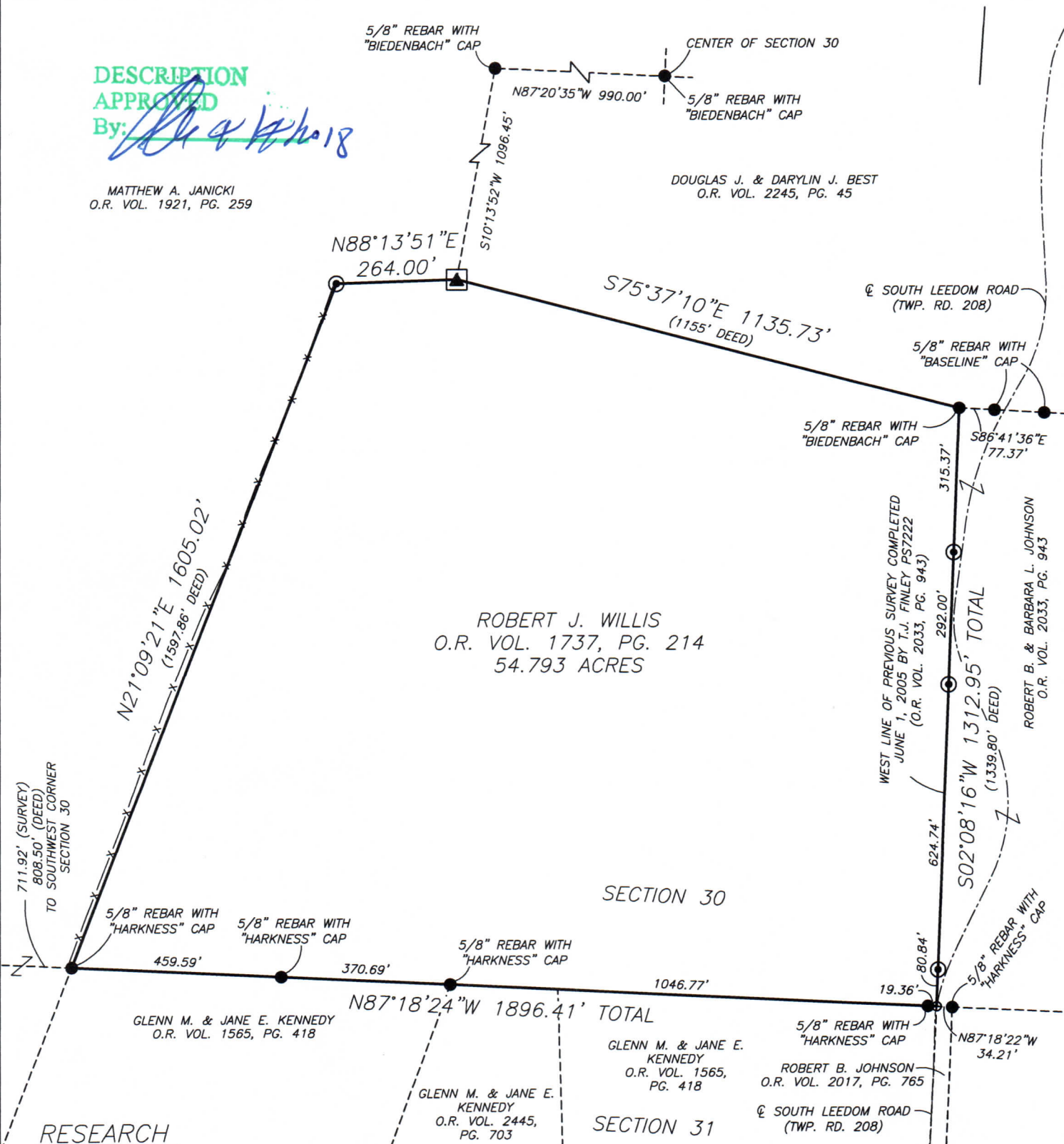
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

DESCRIPTION  
APPROVED

By: *[Signature]*

MATTHEW A. JANICKI  
O.R. VOL. 1921, PG. 259

DOUGLAS J. & DARYLIN J. BEST  
O.R. VOL. 2245, PG. 45



RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.28 AC. PARCEL  
COMPLETED APRIL 11, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 5.05, 6.02, 6.35, & 6.38 AC. PARCELS  
COMPLETED APRIL 11, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 69.108± AC. PARCEL  
COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 93.765 AC. PARCEL  
COMPLETED JUNE 1, 2005 BY T.J. FINLEY PS7222  
PREVIOUS SURVEY OF A 32.180 AC. PARCEL  
COMPLETED NOV. 10, 2015 BY J. LEACHMAN PS8536

LEGEND

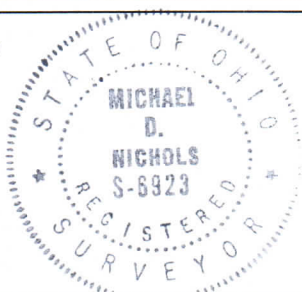
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>

SCALE 1\"/>

0 150 300 600

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY OF MARCH, 2018, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF MARCH, 2018.

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE 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@rrahio.com

DRAWN BY: JWL

DATE: 03-21-18

SCALE: 1\"/>

CHECKED BY: MDN

JOB NO: 6071

DRAWING NO:  
Z:\6071\6071.dwg