

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
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MICHAEL P. MATTHEWS
AUDITORS PARCEL NUMBER
56-56-05-01-26-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO MICHAEL P. MATTHEWS IN DEED VOLUME 1153, PAGE 482 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT NUMBER 3 OF A SUBDIVISION OF LAND BY JESSE KEEN RECORDED IN PLAT BOOK 1, PAGE 42 AND IN REPLAT BOOK 1, PAGE 140 OF THE MUSKINGUM COUNTY PLAT RECORDS, SECTION 4, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SECTION 4;

THENCE WITH THE SOUTH LINE OF THE SAID SECTION 4, SOUTH 88 DEGREES 17 MINUTES 54 SECONDS EAST 1315.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING EXISTING IRON PINS AT 30.00 FEET (BENT 5/8 INCH REBAR), AND 1193.84 FEET (5/8 INCH REBAR WITH 'EICHER' CAP);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO LOWELL D. AND MARY S. MILLER IN DEED VOLUME 1156, PAGE 400 (WEST LINE OF A PARCEL CONVEYED TO MICHAEL P. MATTHEWS IN DEED VOLUME 935, PAGE 333), NORTH 14 DEGREES 12 MINUTES 33 SECONDS EAST 198.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF A PARCEL CONVEYED TO JASON E. HENNING IN O.R. VOLUME 2619, PAGE 594 (NORTH LINE OF THE SAID MATTHEWS PARCEL RECORDED IN DEED VOLUME 935, PAGE 333), SOUTH 74 DEGREES 08 MINUTES 07 SECONDS EAST 78.00 FEET TO AN EXISTING IRON PIN (BENT 5/8 INCH REBAR);

THENCE WITH THE EAST LINE OF THE SAID HENNING PARCEL (WEST LINE OF A PARCEL CONVEYED TO MICHAEL P. MATTHEWS IN DEED VOLUME 1153, PAGE 482), NORTH 08 DEGREES 38 MINUTES 48 SECONDS EAST 134.28 FEET TO A POINT IN THE CENTER OF MOLLIES ROCK ROAD (COUNTY ROAD 40), PASSING AN EXISTING IRON PIN (BENT 1/2 INCH PIPE) AT 117.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1412.46 FEET (CHORD BEARING SOUTH 72 DEGREES 04 MINUTES 00 SECONDS EAST 33.01 FEET, DELTA ANGLE 1 DEGREE 20 MINUTES 20 SECONDS) AN ARC DISTANCE OF 33.01 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID ROAD, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1412.46 FEET (CHORD BEARING SOUTH 75 DEGREES 06 MINUTES 24 SECONDS EAST 84.80 FEET, DELTA ANGLE 3 DEGREES 26 MINUTES 26 SECONDS) AN ARC DISTANCE OF 84.81 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID MATTHEWS PARCEL (DEED VOLUME 1153, PAGE 482) THE FOLLOWING 5 COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 32 MINUTES 32 SECONDS WEST 198.03 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 18.25 FEET;
2. SOUTH 49 DEGREES 10 MINUTES 21 SECONDS WEST 34.32 FEET TO AN IRON PIN SET;
3. NORTH 87 DEGREES 07 MINUTES 06 SECONDS WEST 97.49 FEET TO A POINT, PASSING AN IRON PIN SET AT 94.49 FEET;
4. NORTH 02 DEGREES 23 MINUTES 11 SECONDS EAST 32.07 FEET TO AN IRON PIN SET;

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5. NORTH 14 DEGREES 18 MINUTES 36 SECONDS EAST, PASSING AN IRON PIN SET AT 190.50 FEET, A TOTAL DISTANCE OF 211.50 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.555 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF MOLLIES ROCK ROAD (COUNTY ROAD 40) 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 15TH DAY OF DECEMBER, 2016, FROM A FIELD SURVEY COMPLETED THE 9TH DAY OF DECEMBER, 2016.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

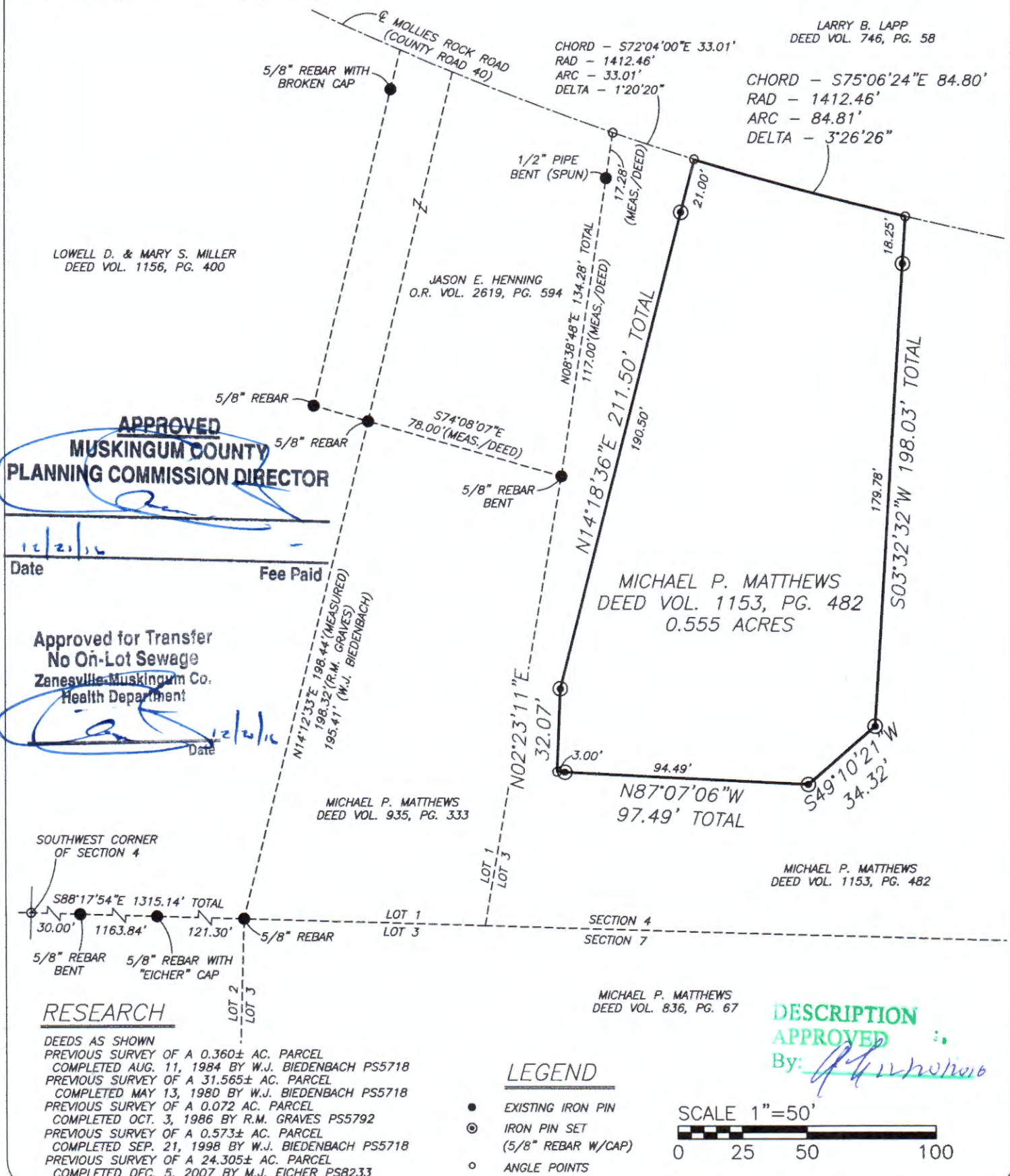
12/21/16
Date

Fee Paid

DESCRIPTION
APPROVED
By: *[Signature]* 12/21/16

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56-56-05-01-26-000 (PART)

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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.

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DRAWING NO:
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