

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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CONTAINING 10.574 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CHANDLERSVILLE ROAD (STATE ROUTE 146) AND ALL OTHER APPLICABLE EASEMENTS.

**ALSO THE RIGHT TO USE THE FOLLOWING:
INGRESS/EGRESS AND UTILITIES EASEMENT**

BEING A PART OF THE PARCEL CONVEYED TO JAMES ECK AND JORDAN BERRY IN O.R. VOLUME 3256, PAGE 816 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE NORTH 63 DEGREES 47 MINUTES 17 SECONDS EAST 971.29 FEET (DEED) TO A POINT IN THE INTERSECTION OF CHANDLERSVILLE ROAD (STATE ROUTE 146) AND WOLFE RUN ROAD (TOWNSHIP ROAD 106);

THENCE WITH THE CENTER OF THE SAID CHANDLERSVILLE ROAD THE FOLLOWING TWO COURSES NAD DISTANCES:

1. SOUTH 75 DEGREES 13 MINUTE 36 SECONDS EAST 445.85 FEET TO A POINT;
2. SOUTH 75 DEGREES 02 MINUTES 54 SECONDS EAST 44.36 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID ECK AND BERRY PARCEL, NORTH 19 DEGREES 58 MINUTES 48 SECONDS EAST 138.05 FEET TO A POINT ON THE EAST LINE OF THE SAID ECK AND BERRY PARCEL, SAID POINT BEING SOUTH 00 DEGREES 27 MINUTES 24 SECONDS EAST 490.95 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH MCPEEK CAP);

THENCE WITH THE EAST LINE OF THE SAID ECK AND BERRY PARCEL, SOUTH 00 DEGREES 27 MINUTES 24 SECONDS EAST 142.64 FEET TO A POINT IN THE CENTER OF THE SAID CHANDLERSVILLE ROAD, PASSING AN IRON PIN SET AT 72.71 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 75 DEGREES 02 MINUTES 54 SECONDS WEST 50.00 FEET TO THE **PLACE OF BEGINNING;**

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 28TH DAY OF MARCH 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 18TH DAY OF MARCH 2025.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: Aug 13/2025

7120 PLETCHER