

66-20-02-19-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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STACI L. HELLER, GWYN D. GRIFFITHS AND JEFF T. McKIRAHAN
AUDITORS PARCEL NUMBER 67-66-20-02-19-000 (ALL)

BEING THE TRACT CONVEYED TO STACI L. HELLER, GWYN D. GRIFFITHS, AND JEFF T. McKIRAHAN IN OFFICIAL RECORD VOLUME 2429, PAGE 827 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 2, TOWNSHIP 1, RANGE 5 OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, VILLAGE OF NEW CONCORD, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 2;

THENCE NORTH 87 DEGREES 25 MINUTES 26 SECONDS WEST 501.63 FEET (DEED) TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO THE NEW CONCORD CEMETERY ASSOCIATION;

THENCE NORTH 06 DEGREES 02 MINUTES 57 SECONDS EAST 380.46 FEET (DEED) TO A POINT;

THENCE NORTH 62 DEGREES 00 MINUTES 07 SECONDS EAST 48.80 FEET (DEED) TO A POINT;

THENCE NORTH 08 DEGREES 28 MINUTES 28 SECONDS WEST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 105.93 FEET (DEED), A TOTAL DISTANCE OF 156.27 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO BARBARA J. FLOWERS, JEFFERY K. EUBANKS, AND MACI L. LEHMAN (O.R. VOLUME 2504, PAGE 897 THE NEXT TWO BEARINGS AND DISTANCES:

1. SOUTH 78 DEGREES 25 MINUTES 58 SECONDS WEST 38.53 FEET TO AN EXISTING IRON PIN (1 1/4 INCH PIPE);
2. NORTH 87 DEGREES 26 MINUTES 05 SECONDS WEST 42.08 FEET TO A POINT, SAID POINT BEING NORTH 02 DEGREES 07 MINUTES 35 SECONDS EAST 3.06 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-DISTURBED) AND BEING SOUTH 87 DEGREES 26 MINUTES 05 SECONDS EAST 253.92 FEET FROM AN EXISTING IRON PIN (1 1/4 INCH PIPE);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO JOYCE A. HANNAHS (O.R. VOLUME 2286, PAGE 526), NORTH 02 DEGREES 07 MINUTES 35 SECONDS EAST 127.94 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE- IN TREE);

THENCE LEAVING THE SAID EAST LINE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO JULIE A. PADEN (O.R. VOLUME 2021, PAGE 263), NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST 183.09 FEET TO AN EXISTING IRON PIN (1 INCH PIPE);

THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO ROBIN L. JONES (O.R. VOLUME 2326, PAGE 188), SOUTH 18 DEGREES 12 MINUTES 06 SECONDS EAST 100.35 FEET TO AN EXISTING IRON PIN (1 INCH PIPE);

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO MICHAEL D. DESGUIN (O.R. VOLUME 1900, PAGE 836 THE NEXT TWO BEARINGS AND DISTANCES:

1. SOUTH 77 DEGREES 39 MINUTES 19 SECONDS WEST 87.00 FEET TO AN IRON PIN SET;
2. SOUTH 79 DEGREES 24 MINUTES 56 SECONDS WEST 55.34 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.544 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

66-20-02-19-000 A

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ALSO THE RIGHT TO USE THE EXISTING 20 FEET WIDE INGRESS AND EGRESS EASEMENT ALONG THE SOUTH LINES OF THE ABOVE DESCRIBED TRACT TO STATE ROUTE 83 AS DESCRIBED IN O.R. VOLUME 2027, PAGE 720.

THERE IS ALSO CONVEYED HERewith AN EASEMENT OVER LAND SOUTH AND EAST OF THE ABOVE DESCRIBED TRACT FOR SEWER, GAS AND WATER LINES AS DESCRIBED IN O.R. VOLUME 2027, PAGE 720.

BEARINGS ARE BASED ON THE NORTH LINE OF THE PREVIOUS SURVEY OF A 4.03 MORE OR LESS ACRE TRACT BY B. K. McPEEK PS 8517, COMPLETED NOVEMBER 9, 2011.

I, JASON LEACHMAN PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 7TH DAY OF MAY, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 7TH DAY OF MAY 2015.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



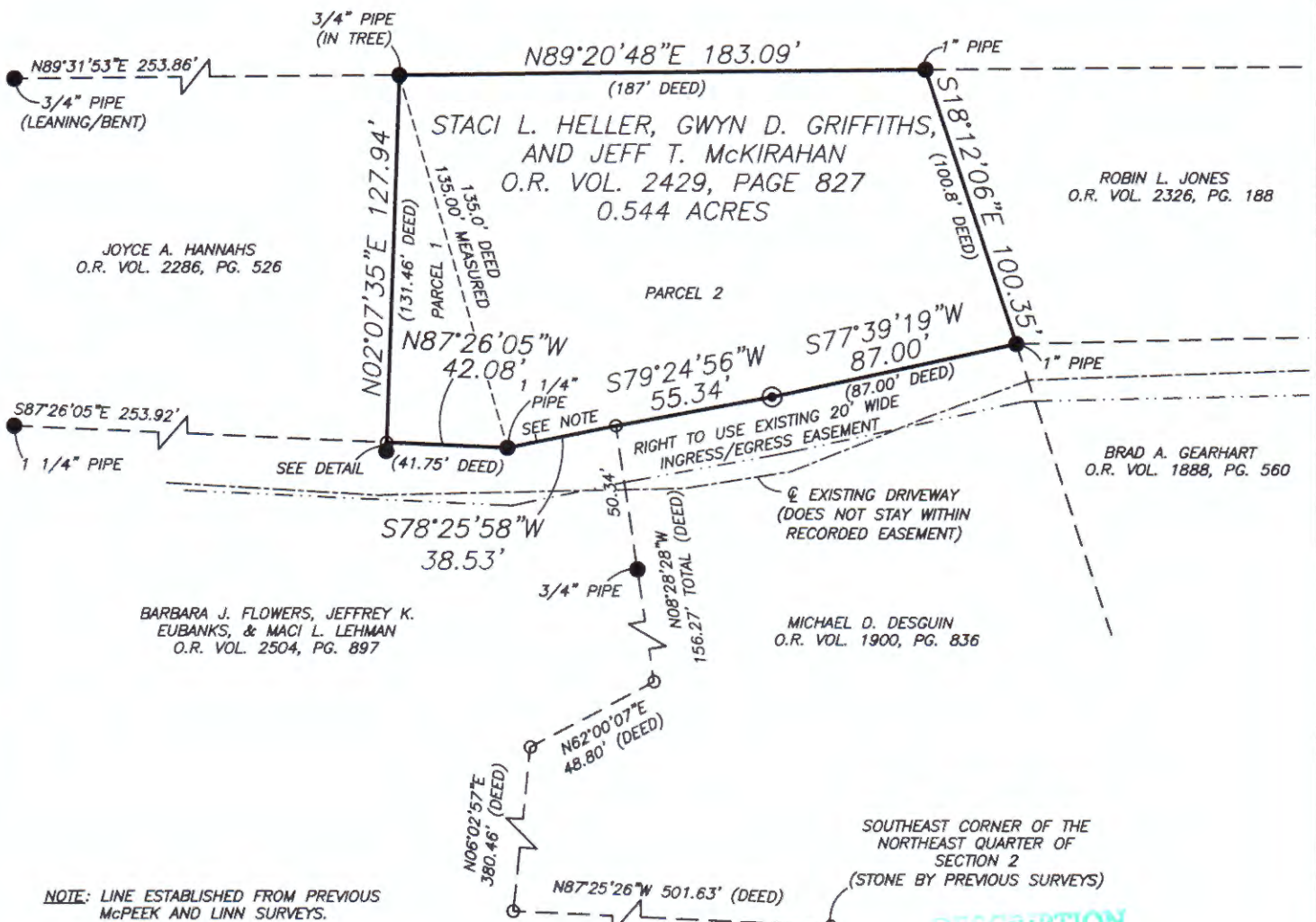
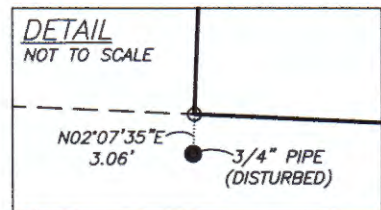
DESCRIPTION
APPROVED
By: Jason Leachman 5/19/2015

SURVEY FOR CAROL GOFF & ASSOCIATES

AUDITORS PARCEL NUMBER
67-66-20-02-19-000 (ALL)

BEING THE TRACT CONVEYED TO STACI L. HELLER, GWYN D. GRIFFITHS, AND JEFF T. MCKIRAHAN IN O.R. VOLUME 2429, PAGE 827 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 2, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, VILLAGE OF NEW CONCORD, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 4.03 MORE OR LESS ACRES TRACT BY B.K. McPEEK PS8517, COMPLETED NOVEMBER 9, 2011.

JULIE A. PADEN
O.R. VOL. 2021, PG. 263ROBIN L. JONES
O.R. VOL. 2326, PG. 188JOYCE A. HANNAHS
O.R. VOL. 2286, PG. 526BRAD A. GEARHART
O.R. VOL. 1888, PG. 560BARBARA J. FLOWERS, JEFFREY K. EUBANKS, & MACI L. LEHMAN
O.R. VOL. 2504, PG. 897MICHAEL D. DESGUIN
O.R. VOL. 1900, PG. 836NOTE: LINE ESTABLISHED FROM PREVIOUS
McPEEK AND LINN SURVEYS.

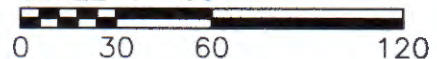
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.03± AC. TRACT
COMPLETED NOV. 9, 2011 BY B.K. McPEEK PS8517
PREVIOUS SURVEY OF A 0.447 AC. TRACT
COMPLETED APRIL 9, 1990 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 3.23± AC. TRACT
COMPLETED MAY 7, 2013 BY T.H. LINN PS7113
PREVIOUS SURVEY OF A 1.242 AC. TRACT
COMPLETED BY S. McFARLAND PS6221

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=60'

DESCRIPTION
APPROVED
By: *[Signature]*I, JASON LEACHMAN (PS#8536), HEREBY
CERTIFY TO THE BEST OF MY KNOWLEDGE AND
BELIEF THE ABOVE PLAT AND SURVEY TO BE
CORRECT AS PREPARED BY ME, THIS 7th DAY OF
MAY, 2015, FROM A FIELD SURVEY COMPLETED
THE 7th DAY OF MAY, 2015.OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536THIS 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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 05-07-15

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 5776

DRAWING NO:

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