

Baseline Surveying, Inc.
Land Surveying and Construction Layout

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1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING SOUTH 55 DEGREES 37 MINUTES 39 SECONDS WEST 99.42 FEET, DELTA ANGLE OF 33 DEGREES 00 MINUTES 19 SECONDS) AN ARC DISTANCE OF 100.81 FEET TO AN IRON PIN SET;
2. SOUTH 72 DEGREES 07 MINUTES 53 SECONDS WEST 149.05 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A PARCEL CONVEYED TO THE ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY IN DEED VOLUME 1142, PAGE 426, SAID IRON PIN SET BEING NORTH 87 DEGREES 12 MINUTES 36 SECONDS WEST 1293.47 FEET FROM AN EXISTING IRON PIN (1 INCH REBAR);

THENCE WITH THE NORTH LINE OF THE SAID PORT AUTHORITY PARCEL (DEED VOLUME 1142, PAGE 426), NORTH 87 DEGREES 12 MINUTES 36 SECONDS WEST 168.53 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR LEANING, IN CONCRETE) ON THE EAST LINE OF A PARCEL CONVEYED TO DAVID M. AND JOYCE A. BRYSON IN O.R. VOLUME 2694, PAGE 153;

THENCE WITH THE EAST LINE OF THE SAID BRYSON PARCEL, NORTH 02 DEGREES 27 MINUTES 24 SECONDS EAST 106.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

THENCE WITH THE EAST LINE OF A PARCEL CONVEYED TO JON MICHAEL HITTLE IN O.R. VOLUME 2005, PAGE 45, NORTH 02 DEGREES 22 MINUTES 24 SECONDS EAST 1285.77 FEET TO THE PLACE OF BEGINNING.

CONTAINING 13.254 ACRES TOTAL, WITH 13.133 ACRES IN AUDITOR'S PARCEL NUMBER 70-15-08-08-000 (PART) AND 0.121 ACRES IN AUDITOR'S PARCEL NUMBER 70-15-08-10-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BATEMAN ROAD (TOWNSHIP ROAD 112) 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 12TH DAY OF FEBRUARY 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF FEBRUARY 2024.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/22/24
DATE

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION
APPROVED
By: Michael D. Nichols