

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

MADISON REVOLVING TRUST 2017

AUDITORS PARCEL NUMBERS

70-70-15-10-44-000 (ALL – 0.154 AC.), 70-70-15-10-45-000 (ALL – 0.136 AC.),
70-70-15-10-46-000 (ALL – 0.108 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MADISON REVOLVING TRUST 2017 IN O.R. VOLUME 2811, PAGE 615 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE WITH THE WEST LINE OF THE SAID SECTION, NORTH 02 DEGREES 19 MINUTES 01 SECONDS EAST 1399.35 FEET (DEED) TO A POINT IN THE CENTER OF ADAMSVILLE ROAD (STATE ROUTE 93);

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING THREE COURSES AND DISTANCES;

1. NORTH 82 DEGREES 13 MINUTES 44 SECONDS EAST 659.23 FEET (DEED) TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 818.00 FEET (CHORD BEARING NORTH 75 DEGREES 12 MINUTES 16 SECONDS EAST 200.09 FEET (DEED), DELTA ANGLE OF 14 DEGREES 03 MINUTES 01 SECONDS) AN ARC DISTANCE OF 200.59 FEET (DEED) TO A POINT;
3. NORTH 68 DEGREES 10 MINUTES 44 SECONDS EAST 451.70 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 68 DEGREES 27 MINUTES 41 SECONDS EAST 117.47 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO WILLIAM A. ADAMS IN DEED VOLUME 1039, PAGE 415 OF THE MUSKINGUM COUNTY DEED RECORDS THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 22 DEGREES 23 MINUTES 25 SECONDS EAST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 25.28 FEET, A TOTAL DISTANCE OF 173.27 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 64 DEGREES 45 MINUTES 33 SECONDS WEST 15.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);
2. SOUTH 64 DEGREES 45 MINUTES 33 SECONDS WEST 29.22 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
3. NORTH 69 DEGREES 48 MINUTES 43 SECONDS WEST 128.80 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);

THENCE LEAVING THE SAID ADAMS NORTH LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO WILLIAM A. AND KAROLYN J. ADAMS IN O.R. VOLUME 2739, PAGE 445, NORTH 18 DEGREES 11 MINUTES 07 SECONDS WEST, PASSING AN EXISTING IRON PIN (AXLE) AT 64.56 FEET, A TOTAL DISTANCE OF 89.56 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 0.398 ACRES TOTAL (70-70-15-10-44-000 0.154 ACRES, 70-70-15-10-45-000 0.136 ACRES, 70-70-15-10-46-000 0.108 ACRES), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF ADAMSVILLE ROAD (STATE ROUTE 93) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS-BASELINE PS 6923-PS 8536.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 13TH DAY OF DECEMBER 2018 FROM A FIELD SURVEY COMPLETED BY ME ON THE 7TH DAY OF DECEMBER 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



DESCRIPTION
APPROVED
By: *[Signature]* 12/14/2018

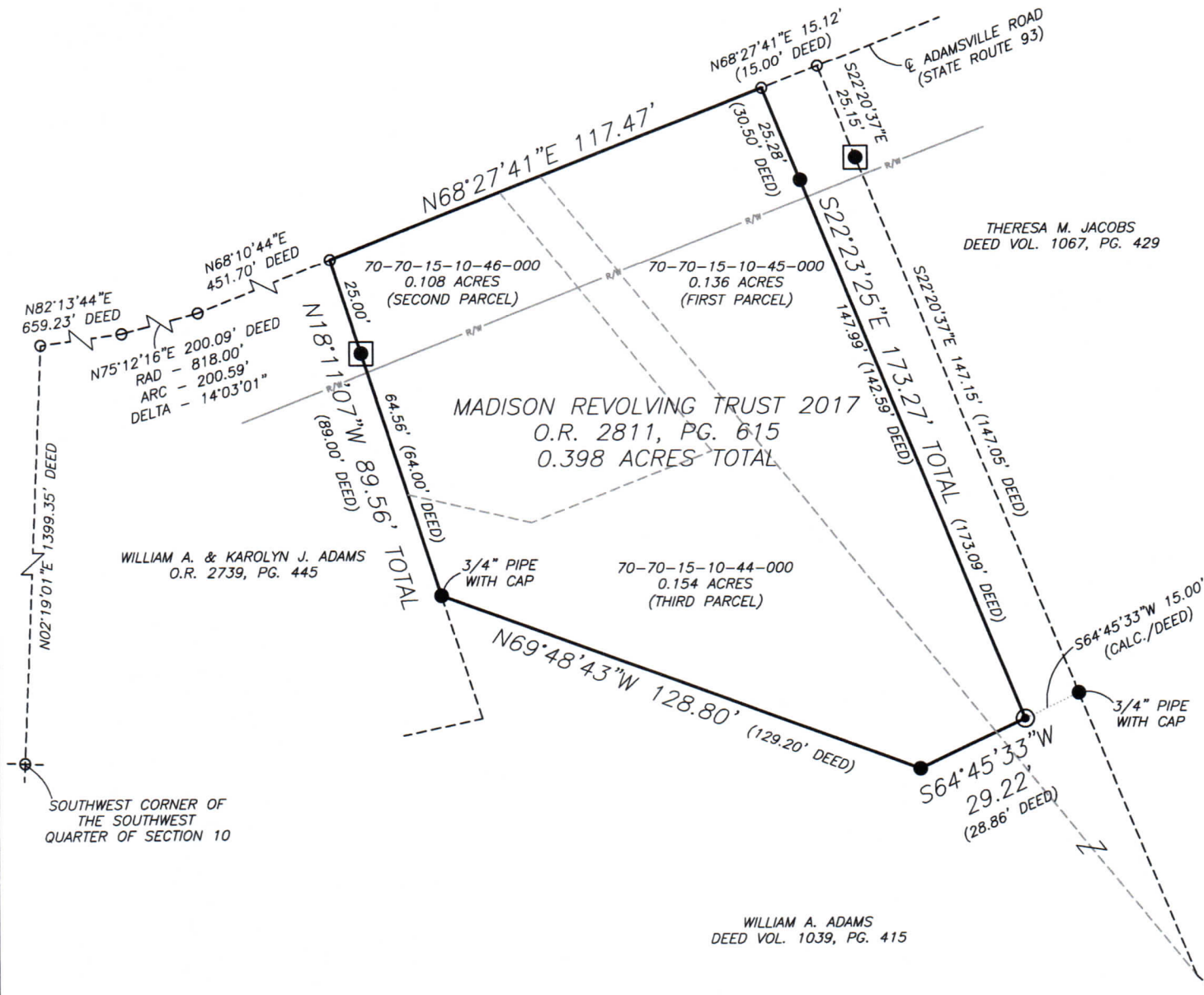
SURVEY FOR TITLE 365

AUDITORS PARCEL NUMBERS

70-70-15-10-44-000 (ALL - 0.154 AC.), 70-70-15-10-45-000 (ALL - 0.136 AC.),
& 70-70-15-10-46-000 (ALL - 0.108 AC.)

BEING ALL OF THE PARCELS CONVEYED TO MADISON REVOLVING TRUST 2017 IN O.R. VOLUME 2811,
PAGE 615 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.217 AC. PARCEL
COMPLETED DEC. 6, 1954 BY A.T. CONNAR, R.S.
PREVIOUS SURVEY OF A 0.152± AC. PARCEL
COMPLETED JAN. 13, 1981 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.080± AC. PARCEL
COMPLETED JAN. 13, 1981 BY W.J. BIEDENBACH PS5718

LEGEND

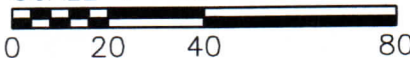
- EXISTING IRON PIN (3/4" PIPE)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- AXLE FOUND

DESCRIPTION

APPROVED

By: *[Signature]*

SCALE 1"=40'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 13th DAY OF DECEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 7th DAY OF DECEMBER, 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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@rohio.com

DRAWN BY: JWL

DATE: 12-13-18

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 6146

DRAWING NO:
Z:\6146\6146.dwg

Being a part of the Southwest Quarter of Section ten, Township one, Range seven, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at the Southwest Corner of the said South West Quarter of Section ten; thence North 05 degrees 29 minutes 23 seconds East 1399.35 feet along the West Line of the said Southwest Quarter to a point in the center of State Route 93; thence North 85 degrees 24 minutes 00 seconds East 639.23 feet to a point in the said center of State Route 93; thence with a curve to the left having a radius of 318.00 feet (chord bearing North 78 degrees 22 minutes 38 seconds East 200.09 feet) and arc distance of 200.59 feet to a point in the said center of State Route 93; thence North 71 degrees 21 minutes 36 seconds East 451.70 feet to a point in the said center of State Route 93; thence South 15 degrees 00 minutes 45 seconds East 63.00 feet to a point, said point being the place of beginning of this tract, said point also being the South Westerly corner of a tract owned by H. A. and V. M. Van Dune as recorded in Deed Book 707-287 of the Muskingum County Deed Records, also passing a point marked by an iron pin at 25.00 feet; thence South 73 degrees 47 minutes 45 seconds East 32.00 feet along the Southerly line of the H. A. and V. M. Van Dune tract (parcel two) to a point; thence North 71 degrees 40 minutes 15 seconds East 49.00 feet along the said Southerly line of H. A. and V. M. Van Dune tract (parcel two) to a point; thence North 35 degrees 54 minutes 45 seconds West 85.00 feet along the Easterly line of said tract (parcel two) of H. A. and V. M. Van Dune to a point in the center of State Route 93; thence North 71 degrees 40 minutes 15 seconds East 11.00 feet to a point in the center of said State Route 93, said point being the Northwesternly Corner of parcel one as owned by H. A. and V. M. Van Dune as recorded in Deed Book 707-287 of the Muskingum County Deed Records; thence South 35 degrees 54 minutes 45 seconds East 182.08 feet along the Westerly line of the said parcel one to a point, said point being South 68 degrees 13 minutes 05 seconds West 8.12 feet from a point marked by an iron pin; thence South 68 degrees 13 minutes 05 seconds West 20.74 feet to a point marked by an iron pin; thence North 66 degrees 37 minutes 56 seconds West 129.20 feet to a point marked by an iron pin; thence North 15 degrees 00 minutes 45 seconds West 26.00 feet to the place of beginning.

Containing 0.152 more or less acres, subject to all legal road right-of-ways.

I hereby certify the above description to be correct as prepared by me, this 14th day of January 1961.

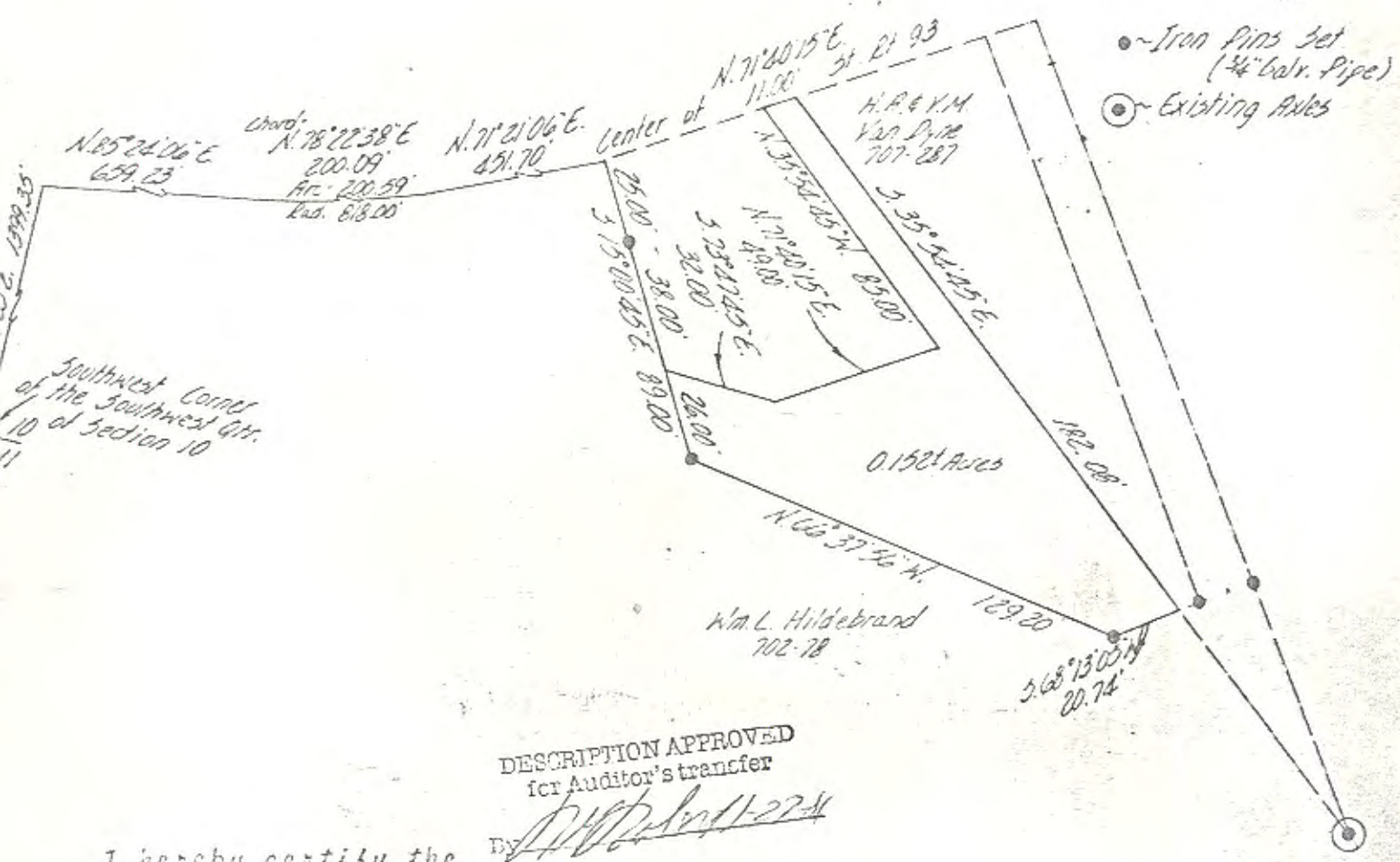
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NOT RECORDABLE**
W. J. Bidsbach
W. J. BIDSBACK
REG. SURVEYOR #5718
P. Zomba 817-12-80

DESCRIPTION APPROVED
for Auditor's transfer
By *W. J. Bidsbach* 1-27-61

Jan 1-16

Zemba - plat map
70-15-10-45

Being a part of the Southwest Quarter of Section ten, Township one, Range seven, Washington Township, Muskingham County, Ohio



DESCRIPTION APPROVED
for Auditor's transfer

I hereby certify the above plat and survey to be correct as prepared by me, this 14th day of January 1981.

W. J. BIEDENBACH
REG. SURVEYOR #5718

OFFICE COPY
NOT RECORDABLE

W. J. BIEDENBACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 453-4850	
Drawn by: LDB	Date: 1-13-81
Scale: 1"=50'	Checked by: LDB
Job No: 817-12-80	P. Zemba