

70-58-01-03-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

ESTHER COHAGEN

AUDITORS PARCEL NUMBER 71-70-58-01-03-000 (ALL)

BEING A PART OF THE THIRD QUARTER OF 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 LOT #3 OF THE JOHN C. HOWARDS SUBDIVISION (DEED VOLUME 9, PAGE 394 OF THE MUSKINGUM COUNTY DEED RECORDS);

THENCE WITH THE EAST LINE OF THE SAID THIRD QUARTER AND TRAVERSING THROUGH THE LIMITED ACCESS RIGHT OF WAY FOR INTERSTATE 70, SOUTH 02 DEGREES 28 MINUTES 32 SECONDS EAST 1284.91 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE DOWNING COMPANY (OFFICIAL RECORD VOLUME 2199, PAGE 732, PREVIOUSLY DEED VOLUME 791, PAGE 109);

THENCE WITH THE NORTH LINE OF THE SAID DOWNING TRACT AND THE SOUTH LINE OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 70, NORTH 81 DEGREES 03 MINUTES 01 SECONDS WEST 210.68 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID POINT BEING 195 FEET RIGHT OF CENTERLINE STATION 61+96.8 (PLAT BOOK 10, PAGE 50), SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE WEST LINE OF THE SAID DOWNING TRACT, SOUTH 02 DEGREES 12 MINUTES 48 SECONDS EAST 138.71 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-DISTURBED/BENT) AT THE NORTHEAST CORNER OF A 3.241 ACRES TRACT CONVEYED TO WESTWOOD BAPTIST CHURCH (OFFICIAL RECORD VOLUME 2080, PAGE 819);

THENCE LEAVING THE SAID DOWNING TRACT AND WITH THE NORTH LINE OF THE WESTWOOD BAPTIST CHURCH TRACT THE NEXT 2 COURSES AND DISTANCES:

1. SOUTH 74 DEGREES 02 MINUTES 12 SECONDS WEST 208.00 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE-DISTURBED/BENT);
2. SOUTH 12 DEGREES 37 MINUTES 12 SECONDS WEST 138.10 FEET TO AN IRON PIN SET;

THENCE LEAVING THE CHURCH TRACT (O.R. 2080, PAGE 819) AND WITH THE NORTHERLY LINE OF A 3.545 ACRE TRACT CONVEYED TO THE WESTWOOD BAPTIST CHURCH (DEED VOLUME 941 PAGE 173), NORTH 58 DEGREES 22 MINUTES 48 SECONDS WEST 172.40 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINES OF A 0.110 ACRE TRACT CONVEYED TO THE WESTWOOD BAPTIST CHURCH (DEED VOLUME 1105, PAGE 454) THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 40 DEGREES 10 MINUTES 27 SECONDS EAST 69.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DISTURBED/BENT);
2. NORTH 22 DEGREES 10 MINUTES 31 SECONDS WEST 156.88 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF I-70 (180 FEET RIGHT OF STATION 58+03.5);

THENCE TRAVERSING INTO SAID RIGHT OF WAY (PERPETUAL EASEMENT) THE NEXT 4 COURSES AND DISTANCES:

1. NORTH 03 DEGREES 01 MINUTES 51 SECONDS WEST 231.63 FEET (CALCULATED) TO A POINT (50.3 FEET LEFT OF STATION 58+28.4);
2. NORTH 57 DEGREES 52 MINUTES 14 SECONDS EAST 354.08 FEET (CALCULATED) TO A POINT ON THE NORTH RIGHT OF WAY OF SAID I-70 (192.4 FEET LEFT OF STATION 61+50);
3. NORTH 57 DEGREES 53 MINUTES 24 SECONDS EAST 97.09 FEET (CALCULATED) TO A POINT ON THE NORTH RIGHT OF WAY OF SAID I-70 (232.6 FEET LEFT OF STATION 62+37.1);
4. SOUTH 02 DEGREES 10 MINUTES 48 SECONDS EAST 429.50 FEET (CALCULATED) TO THE PLACE OF BEGINNING.

70-58-01-03-000 A

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CONTAINING 4.626 ACRES (2.958 ACRES IN PERPETUAL EASEMENT/RIGHT OF WAY I-70), SUBJECT TO PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN DEED VOLUME 513, PAGE 595 AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.53 ACRES TRACT AS RECORDED IN VOLUME 820, PAGE 349 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF JULY, 2013.

OFFICE COPY
NOT RECORDABLE
REGISTERED SURVEYOR 6923

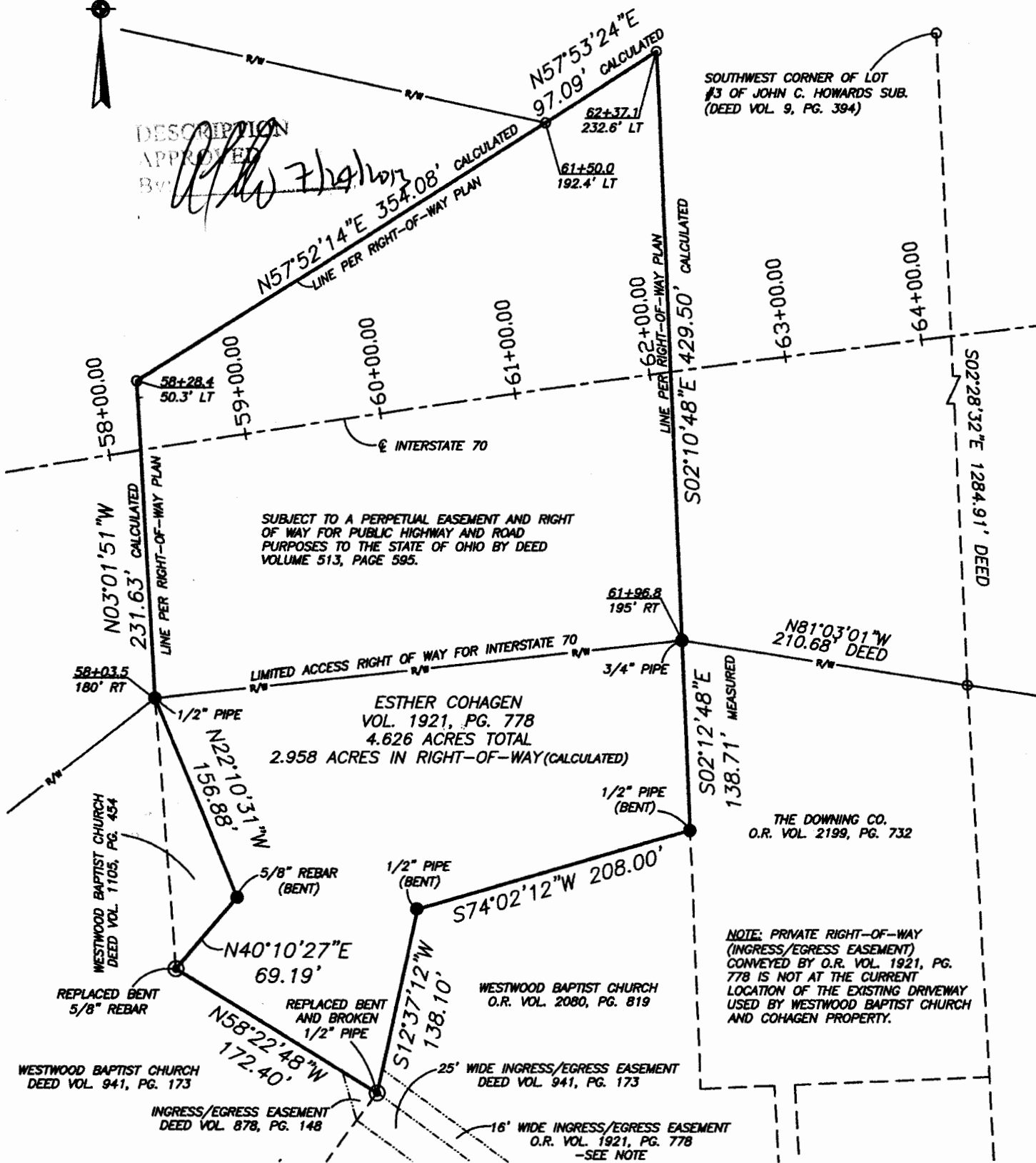
DESCRIPTION
APPROVED
By: *[Signature]* 7/29/2013



SURVEY FOR ESTHER COHAGEN

AUDITORS PARCEL NUMBER
71-70-58-01-03-000 (ALL)

BEING A PART OF THE 3RD QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES
MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 0.53 ACRE TRACT AS RECORDED
IN VOLUME 820, PAGE 349 OF THE MUSKINGUM COUNTY DEED RECORDS.



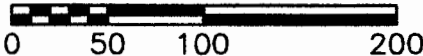
RESEARCH

DEEDS AS SHOWN
PLAT BOOK 10, PG. 50
PREVIOUS SURVEY OF A 0.457± AC. TRACT
COMPLETED OCT. 28, 1994 BY M.D. NICHOLS PS 6923
PREVIOUS SURVEY OF A 1.34 AC. TRACT
COMPLETED DEC. 12, 1996 BY C.R. HARKNESS PS 6885

LEGEND

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

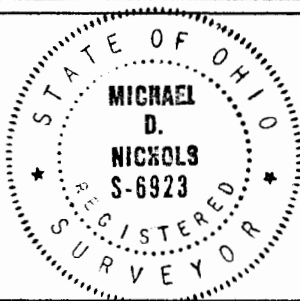
SCALE 1"=100'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 11th DAY OF JULY, 2013

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,
RIGHT OF WAYS, OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED. THIS PLAT 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.

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phone: 740-453-4850, fax: 740-450-1000, email: BDI@rohio.com

DRAWN BY: JWJ

DATE: 7-11-13

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5654

DRAWING NO:
D:\5654\5654.DWG