

70-76-01-11-002

## 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

### BILLY SHIRER

AUDITORS PARCEL NUMBER

71-70-76-01-11-000 (PART)

TO BE COMBINED WITH 71-70-76-01-11-001

28.874 ACRES TOTAL

0.917 ACRES IN I-70 PERPETUAL EASEMENT

BEING A PART OF THE TRACT CONVEYED TO BILLY J. AND HELEN M. SHIRER, TRUSTEES IN DEED VOLUME 1158, PAGE 707 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING POST (CONCRETE FILLED 6 INCH STEEL) AT THE CENTER OF QUARTER TOWNSHIP 4;

**THENCE** NORTH 74 DEGREES 06 MINUTES 44 SECONDS EAST 370.25 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE NORTH RIGHT OF WAY OF INTERSTATE 70 AT 160 FEET LEFT OF STATION 144+00.00;

**THENCE** WITH THE SAID NORTH RIGHT OF WAY, NORTH 68 DEGREES 02 MINUTES 55 SECONDS EAST 114.24 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID RIGHT OF WAY AND TRAVERSING THROUGH THE ABOVE SAID SHIRER TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 06 DEGREES 31 MINUTES 38 SECONDS EAST 939.65 FEET TO AN IRON PIN SET;
2. NORTH 09 DEGREES 21 MINUTES 20 SECONDS EAST 908.96 FEET TO AN EXISTING POST (WOOD RAILROAD TIE), PASSING AN IRON PIN SET AT 903.86 FEET;

**THENCE** WITH THE SOUTH AND EAST LINE OF A TRACT CONVEYED TO MYRON C. AND CAROL MAY WILLEY IN O.R. VOLUME 2459, PAGE 495 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 89 DEGREES 38 MINUTES 12 SECONDS EAST 434.52 FEET TO AN EXISTING IRON PIN (BOLT);
2. NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST 695.04 FEET TO A POINT IN THE CENTER OF BOGGS ROAD (COUNTY ROAD 108), PASSING AN EXISTING IRON PIN (1 INCH ROD) AT 674.14 FEET;

**THENCE** WITH THE SAID CENTERLINE, SOUTH 88 DEGREES 36 MINUTES 21 SECONDS EAST 147.30 FEET TO A POINT, SAID POINT BEING SOUTH 66 DEGREES 43 MINUTES 11 SECONDS WEST 47.33 FEET FROM AN EXISTING IRON PIN (AXLE);

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE WEST AND SOUTH LINES OF TRACTS CONVEYED TO CARRIE S. ROMINE AND ANDREW J. SHIRER, TRUSTEES IN O.R. VOLUME 2229, PAGE 915, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 10 MINUTES 38 SECONDS EAST 21.59 FEET TO A POINT;
2. SOUTH 04 DEGREES 45 MINUTES 17 SECONDS WEST 390.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. NORTH 86 DEGREES 31 MINUTES 02 SECONDS EAST 199.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** WITH THE WEST LINE OF A TRACT CONVEYED TO DOROTHY K. STEMME, TRUSTEE IN O.R. VOLUME 2128, PAGE 356, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 27 MINUTES 44 SECONDS EAST 411.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 89 DEGREES 05 MINUTES 32 SECONDS WEST 139.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. SOUTH 14 DEGREES 49 MINUTES 49 SECONDS WEST 1247.00 FEET TO AN EXISTING IRON PIN (1 INCH ROD);

5747 SHIRER

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4. SOUTH 61 DEGREES 50 MINUTES 26 SECONDS EAST 309.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70 (STATION 154+30.18, 199.94 FEET LEFT);

**THENCE** WITH THE SAID RIGHT OF WAY THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 61 DEGREES 12 MINUTES 47 SECONDS WEST 236.94 FEET TO AN IRON PIN SET AT 160 FEET LEFT OF STATION 152+00;
2. SOUTH 69 DEGREES 19 MINUTES 00 SECONDS WEST 461.71 FEET TO AN IRON PIN SET AT 160 FEET LEFT OF STATION 147+44.20;

**THENCE** LEAVING THE SAID RIGHT OF WAY, SOUTH 01 DEGREES 05 MINUTES 19 SECONDS WEST 226.05 FEET TO A POINT ON THE MID QUARTER TOWNSHIP LINE AT 48.10 FEET RIGHT OF STATION 146+56.30;

**THENCE** WITH THE SAID MID QUARTER TOWNSHIP LINE, SOUTH 89 DEGREES 38 MINUTES 44 SECONDS WEST 225.73 FEET TO A POINT;

**THENCE** LEAVING THE SAID MID QUARTER TOWNSHIP LINE, NORTH 06 DEGREES 31 MINUTES 38 SECONDS EAST 142.23 FEET TO THE PLACE OF BEGINNING;

**CONTAINING** 28.874 ACRES TOTAL, WITH 0.917 ACRES IN INTERSTATE 70 RIGHT OF WAY (PERPETUAL EASEMENT AS DESCRIBED IN DEED VOLUME 516, PAGE 1032), NET ACREAGE (EXCLUDING THE INTERSTATE RIGHT OF WAY) IS 27.957 ACRES.

SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF INTERSTATE 70 AND COUNTY ROAD 108 (BOGGS ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 0.940 MORE OR LESS ACRES COMPLETED DECEMBER 17, 1998 BY W. J. BIEDENBACH, PS 5718

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF NOVEMBER, 2014 FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF NOVEMBER, 2014.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
REGISTERED SURVEYOR 8536



**DESCRIPTION APPROVED**  
By: [Signature] 11/26/2014

70-76-01-11-002 A

# SURVEY FOR BILLY SHIRER

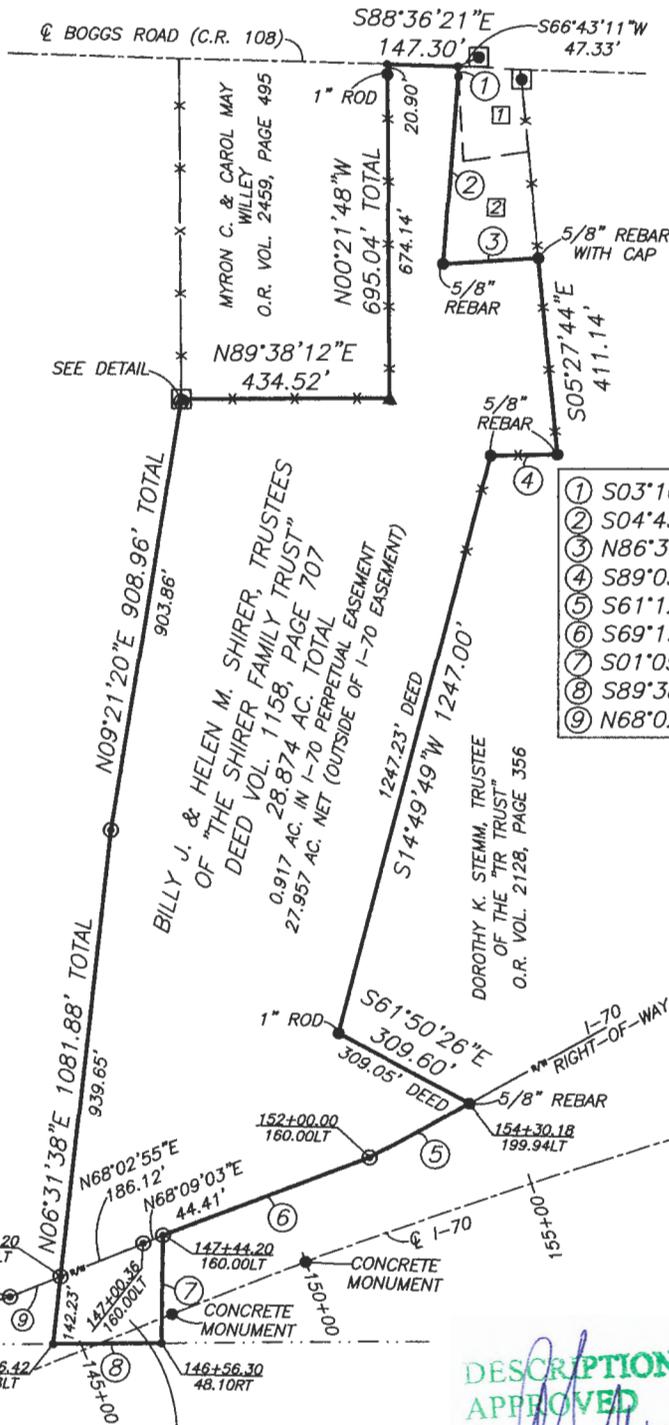
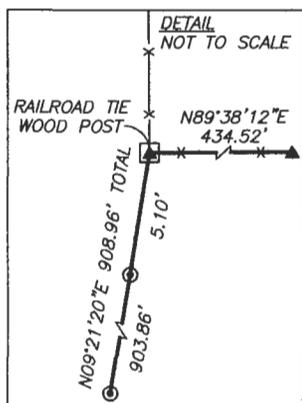
AUDITORS PARCEL NUMBER  
 71-70-76-01-11-000 (PART)  
 TO BE COMBINED WITH 71-70-76-01-11-001  
 28.874 AC. TOTAL  
 0.917 AC. IN I-70 PERPETUAL EASEMENT



BEING A PART OF THE TRACT CONVEYED TO BILLY J. AND HELEN M. SHIRER, TRUSTEES IN DEED VOLUME 1158, PAGE 707, SITUATED IN NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF 0.940 MORE OR LESS ACRES COMPLETED DECEMBER 17, 1998 BY W.J. BIEDENBACH PS5718.

- 1 CARRIE S. ROMINE & ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER KEYSTONE INHERITANCE TRUST" O.R. VOL. 2229, PAGE 915 0.56 ACRES
- 2 CARRIE S. ROMINE & ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER KEYSTONE INHERITANCE TRUST" O.R. VOL. 2229, PAGE 915 0.940± ACRES



- ① S03°10'38"E 21.59'
- ② S04°45'17"W 390.19'
- ③ N86°31'02"E 199.21'
- ④ S89°05'32"W 139.11'
- ⑤ S61°12'47"W 236.94'
- ⑥ S69°19'00"W 461.71'
- ⑦ S01°05'19"W 226.05'
- ⑧ S89°38'44"W 225.73'
- ⑨ N68°02'55"E 114.24'

### LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ POST FOUND
- AXLE FOUND
- ▲ BOLT FOUND

CENTER OF QUARTER TOWNSHIP 4 (LOCATION DOES NOT MATCH CENTER OF QUARTER TOWNSHIP AS SHOWN ON I-70 RIGHT-OF-WAY PLANS)

DESCRIPTION APPROVED  
 By: [Signature]

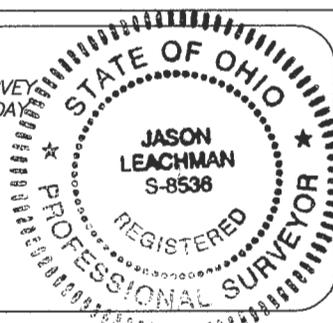
### RESEARCH

DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 0.940± AC. TRACT COMPLETED DEC. 17, 1998 BY W.J. BIEDENBACH PS5718  
 PREVIOUS SURVEY OF A 48.13 AC. TRACT COMPLETED MARCH 25, 1993 BY L.P. DINAN PS5451  
 PREVIOUS SURVEY OF A 0.56 AC. TRACT COMPLETED FEB. 25, 1976 BY J.R. MARSHALL PS5307  
 PREVIOUS SURVEY OF A 3.26 AC. TRACT COMPLETED JULY 28, 2003 BY C.R. HARKNESS PS6885  
 RIGHT-OF-WAY PLAN FOR INTERSTATE 70 (MUS-40-14.09 1962) MUSKINGUM COUNTY GIS

SCALE 1"=400'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY OF NOVEMBER, 2014, FROM A FIELD SURVEY COMPLETED THE 11th DAY OF NOVEMBER, 2014.



THIS 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.

**OFFICE COPY**  
**NOT RECORDABLE**  
 JASON LEACHMAN  
 REGISTERED SURVEYOR #8536

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: 11-12-14

SCALE: 1"=400'

CHECKED BY: MDN

JOB NO: 5747

DRAWING NO:  
 Z:5747\5747.dwg