

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)

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

## BILLY SHIRER

AUDITORS PARCEL NUMBER

71-70-76-01-11-000 (PART) – 31.444 ACRES

71-70-74-04-01-009 (PART) – 0.044 ACRES

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED 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:

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

**THENCE** WITH THE BOUNDARY LINE ESTABLISHED BY LINE AGREEMENT AND QUIT CLAIM DEED DATED JUNE 9, 1998 AND RECORDED IN DEED VOLUME 1145, PAGE 791, THE FOLLOWING 12 COURSES AND DISTANCES:

1. NORTH 00 DEGREES 16 MINUTES 58 SECONDS WEST 75.16 FEET TO AN IRON PIN SET;
2. NORTH 00 DEGREES 12 MINUTES 37 SECONDS WEST 381.87 FEET TO AN IRON PIN SET;
3. NORTH 00 DEGREES 14 MINUTES 35 SECONDS WEST 510.65 FEET TO A POINT;
4. NORTH 00 DEGREES 05 MINUTES 46 SECONDS EAST 148.92 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 0.87 FEET;
5. NORTH 00 DEGREES 19 MINUTES 19 SECONDS EAST 81.62 FEET TO AN IRON PIN SET;
6. NORTH 00 DEGREES 56 MINUTES 40 SECONDS EAST 125.72 FEET TO AN IRON PIN SET;
7. NORTH 01 DEGREES 12 MINUTES 00 SECONDS EAST 62.78 FEET TO AN IRON PIN SET;
8. NORTH 00 DEGREES 06 MINUTES 50 SECONDS EAST 109.92 FEET TO AN IRON PIN SET ON THE EAST LINE OF LOT 6 OF THE HAMPTONS (PLAT BOOK 17, PAGE 51);
9. WITH THE EAST LINE OF SAID LOT 6, NORTH 00 DEGREES 51 MINUTES 12 SECONDS WEST 97.61 FEET TO AN IRON PIN SET;
10. WITH THE EAST LINE OF SAID LOT 6, NORTH 00 DEGREES 42 MINUTES 50 SECONDS WEST 120.74 FEET TO AN IRON PIN SET;
11. WITH THE EAST LINE OF LOT 6, LOT 5 AND LOT 4, NORTH 00 DEGREES 47 MINUTES 18 SECONDS WEST 195.98 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 35.48 FEET;
12. WITH THE EAST LINE OF LOT 4, LOT 3 AND LOT 2, NORTH 00 DEGREES 39 MINUTES 23 SECONDS WEST 354.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT), PASSING EXISTING IRON PINS AT 104.17 FEET (5/8 INCH REBAR WITH CAP) AND AT 229.17 FEET (5/8 INCH REBAR-BENT);

**THENCE** WITH THE EAST LINE OF LOT 1, NORTH 00 DEGREES 43 MINUTES 32 SECONDS WEST 184.97 FEET TO POINT;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY AND WITH THE SOUTH LINE OF PARCELS OF LAND OF ARTHUR E., JR. AND CLARA E. SHUMATE AS RECORDED IN DEED VOLUME 1085, PAGE 439, OF WESLEY S. AND MEGAN L. SHAW AS RECORDED IN OFFICIAL RECORD VOLUME 2471, PAGE 41, OF RONALD J. PAXSON AND SHANIA L. LAYTON AS RECORDED IN OFFICIAL RECORD VOLUME 1876, PAGE 721 AND WILLIAM W. DEVOLL AS RECORDED IN DEED VOLUME 1109, PAGE 341, SOUTH 88 DEGREES 53 MINUTES 24 SECONDS EAST 673.14 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS (3/4 INCH PIPES) AT 144.68 FEET, 237.16 FEET, AND 421.90 FEET AND AN IRON PIN SET AT 10.00 FEET;

**THENCE** LEAVING THE SAID SOUTH LINE AND WITH THE EAST LINE OF THE SAID WILLIAM W. DEVOLL PARCEL, NORTH 00 DEGREES 17 MINUTES 39 SECONDS WEST 247.26 FEET TO A POINT IN THE CENTER OF BOGGS ROAD (COUNTY ROAD 108), PASSING AN IRON PIN SET AT 217.95 FEET AND AN EXISTING IRON PIN (3/4 INCH PIPE-BENT) AT 235.07 FEET;

**THENCE** WITH THE CENTER OF SAID ROAD (SOUTH LINE OF ROLLING HILLS SUBDIVISION, PLAT BOOK 9, PAGE 19), SOUTH 88 DEGREES 35 MINUTES 05 SECONDS EAST 52.10 FEET TO POINT, AT THE NORTHWEST CORNER OF THE MYRON C. AND CAROL MAY WILLEY PARCEL AS RECORDED IN OFFICIAL RECORD VOLUME 2459, PAGE 495;

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**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID WILLEY PARCEL, SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST 708.44 FEET TO POINT AT A RAILROAD TIE POST, PASSING AN IRON PIN SET AT 20.00 FEET;

**THENCE** LEAVING THE SAID WILLEY PARCEL AND WITH THE WEST LINE OF CARRIE S. ROMINE AND ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER KEYSTONE INHERITANCE TRUST" 28.874 ACRE PARCEL AS RECORDED IN OFFICIAL RECORD VOLUME 2575, PAGE 175, SOUTH 09 DEGREES 21 MINUTES 20 SECONDS WEST 856.20 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 5.10 FEET;

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE ABOVE SAID BILLY J. AND HELEN M. SHIRER PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. SOUTH 34 DEGREES 28 MINUTES 43 SECONDS WEST 186.02 FEET TO AN IRON PIN SET;
2. SOUTH 61 DEGREES 24 MINUTES 05 SECONDS WEST 229.60 FEET TO AN IRON PIN SET;
3. SOUTH 19 DEGREES 13 MINUTES 17 SECONDS EAST 626.98 FEET TO AN IRON PIN SET ON THE ABOVE SAID WEST LINE OF THE 28.874 ACRE PARCEL, PASSING AN IRON PIN SET AT 53.39 FEET;

**THENCE** WITH THE SAID WEST LINE, SOUTH 06 DEGREES 31 MINUTES 38 SECONDS WEST 273.42 FEET TO A POINT, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 131.19 FEET;

**THENCE** LEAVING THE SAID WEST LINE, SOUTH 89 DEGREES 38 MINUTES 44 SECONDS WEST 445.91 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 31.488 ACRES TOTAL, WITH 0.677 ACRE 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 30.811 ACRES.

SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF INTERSTATE 70 AND BOGGS ROAD (COUNTY ROAD 108) 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 13TH DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JULY, 2015.

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



DESCRIPTION  
APPROVED  
By: *[Signature]* 8/10/2015

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## BILLY SHIRER

### ALSO THE FOLLOWING 20 FEET WIDE EASEMENT

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED 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 EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), 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 EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE WEST LINE OF THE CARRIE W. ROMINE AND ANDREW J. SHIRER, TRUSTEES OF "THE SHIRER KEYSTONE INHERITANCE TRUST" 28.874 ACRE PARCEL AS RECORDED IN OFFICIAL RECORD VOLUME 2575, PAGE 175;

**THENCE** LEAVING THE SAID RIGHT OF WAY AND WITH THE WEST LINE OF THE SAID 28.874 ACRE PARCEL, NORTH 06 DEGREES 31 MINUTES 38 SECONDS EAST 131.19 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING INTO THE ABOVE SAID BILLY J. AND HELEN SHIRER, TRUSTEES PROPERTY, NORTH 19 DEGREES 13 MINUTES 17 SECONDS WEST, PASSING AN IRON PIN SET AT 573.69 FEET, A TOTAL DISTANCE OF 606.71 TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING THROUGH THE SAID BILLY J. AND HELEN SHIRER, TRUSTEES PROPERTY THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 19 DEGREES 13 MINUTES 17 SECONDS WEST 20.27 FEET TO AN IRON PIN SET;
2. NORTH 61 DEGREES 24 MINUTES 05 SECONDS EAST 229.60 FEET TO AN IRON PIN SET;
3. NORTH 34 DEGREES 28 MINUTES 43 SECONDS EAST 186.02 FEET TO AN IRON PIN SET ON THE ABOVE SAID WEST LINE OF THE 28.874 ACRE PARCEL;

**THENCE** WITH THE SAID WEST LINE, SOUTH 09 DEGREES 21 MINUTES 20 SECONDS WEST 47.11 FEET TO A POINT, SAID POINT BEING NORTH 09 DEGREES 21 MINUTES 20 SECONDS EAST 5.65 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID BILLY J. AND HELEN SHIRER, TRUSTEES PROPERTY THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 34 DEGREES 28 MINUTES 43 SECONDS WEST 148.16 FEET TO A POINT;
2. SOUTH 61 DEGREES 24 MINUTES 05 SECONDS WEST 237.69 FEET TO **THE PLACE OF BEGINNING**.

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 13TH DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JULY, 2015.

**OFFICE COPY**  
**NOT RECORDABLE**  
 JASON LEACHMAN  
 REGISTERED SURVEYOR 8536  
 5794 SHIRER-CHRIS



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## BILLY SHIRER

### ALSO THE FOLLOWING 25 FEET WIDE EASEMENT

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED 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 IRON PIN (AXLE) AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE FOURTH QUARTER OF TOWNSHIP 1;

**THENCE** WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SAID FOURTH QUARTER, SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST 689.62 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 108 (BOGGS ROAD), SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE CENTER OF SAID ROAD, SOUTH 88 DEGREES 35 MINUTES 05 SECONDS EAST 10.24 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID SHIRER PROPERTY, SOUTH 00 DEGREES 43 MINUTES 32 SECONDS EAST 250.77 FEET TO A POINT;

**THENCE** NORTH 88 DEGREES 53 MINUTES 23 SECONDS WEST 25.02 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF THE HAMPTONS (PLAT BOOK 17, PAGE 51), PASSING AN IRON PIN SET AT 15.02 FEET;

**THENCE** WITH THE SAID EAST LINE OF LOT 1, NORTH 00 DEGREES 43 MINUTES 32 SECONDS WEST 250.91 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID COUNTY ROAD, PASSING AN IRON PIN SET AT 226.24;

**THENCE** WITH THE SAID CENTER OF SAID ROAD, SOUTH 88 DEGREES 35 MINUTES 05 SECONDS EAST 14.78 FEET TO THE **PLACE OF BEGINNING**.

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 13TH DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JULY, 2015.

**OFFICE COPY**  
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JASON LEACHMAN  
REGISTERED SURVEYOR 8536



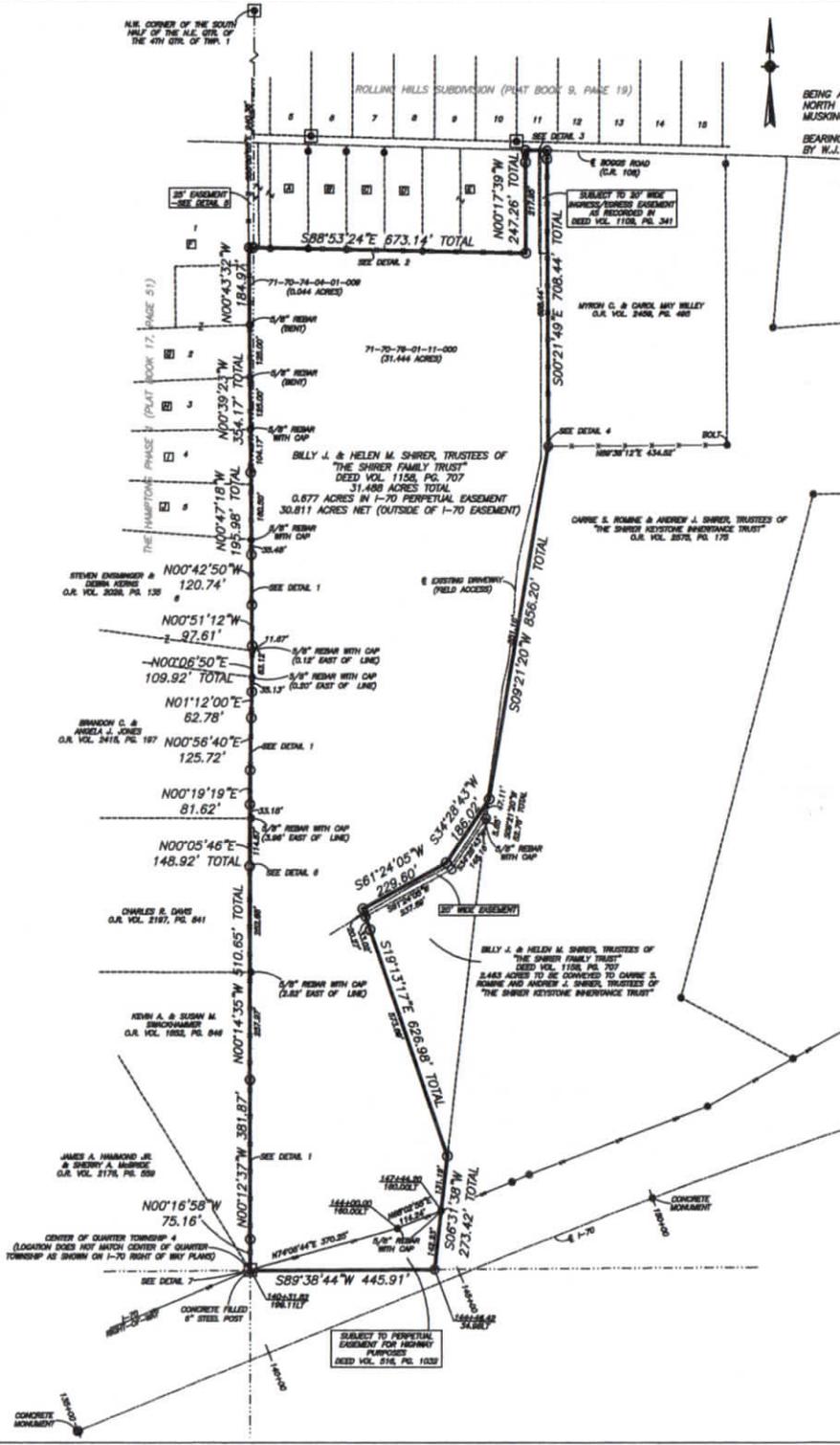
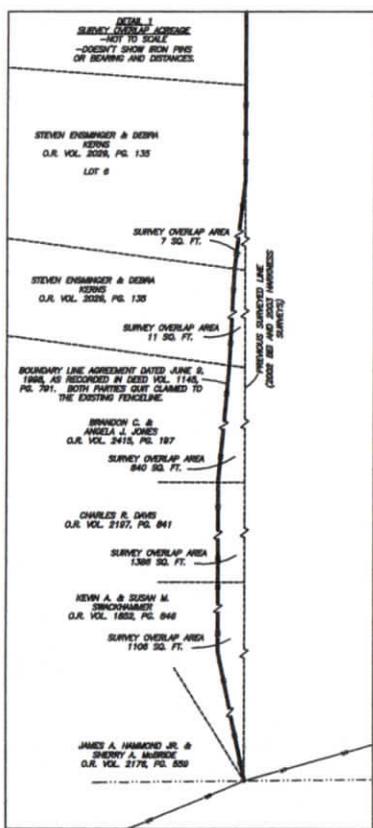
10-16-01-11-004 D

DESCRIPTION APPROVED By: [Signature]

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

TABLE OF ADJOINERS

- 1 BILLY J. & HELEN M. SHIRER, TRUSTEES OF "THE SHIRER FAMILY TRUST" DEED VOL. 1158, PAGE 707
- 2 ARTHUR E., JR. & CLARA E. SHUMATE DEED VOL. 1085, PAGE 439
- 3 WESLEY S. & MEGAN L. SHAW OR. VOL. 2471, PAGE 41
- 4 RONALD J. PAXSON & SHANIA L. LAYTON OR. VOL. 1876, PAGE 721
- 5 WILLIAM W. DEVOLL DEED VOL. 1108, PAGE 341
- 6 DAVID E. & LAURA A. BAILEY O.R. VOL. 1871, PAGE 985
- 7 THY V. VU & DUC HOANG O.R. VOL. 2538, PAGE 833
- 8 STEVEN B. & NICOLE L. HARRIS O.R. VOL. 1878, PAGE 957
- 9 SHIRLEY WATSON O.R. VOL. 2535, PAGE 815
- 10 DAT VAN & THU THU VU DO O.R. VOL. 1800, PAGE 598

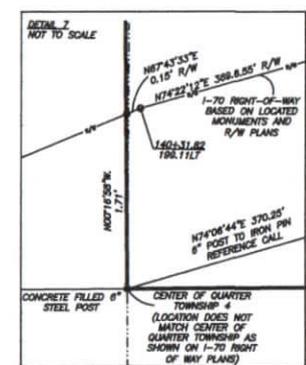
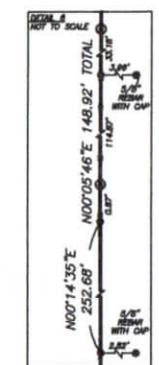
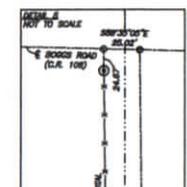
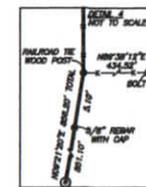
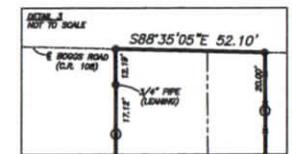
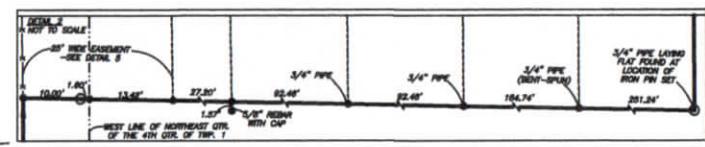


SURVEY FOR CHRIS SHIRER

AUDITORS PARCEL NUMBER 71-70-76-01-11-000 (PART - 31.444 ACRES) 71-70-74-04-01-009 (PART - 0.044 ACRES)

BEING A PART OF THE BILLY J. AND HELEN M. SHIRER, TRUSTEES PROPERTY RECORDED IN DEED VOLUME 1158, PAGE 707, SITUATED IN NORTH HALF OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM 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, 1988 BY W.J. BIEDENBACH PSS718.



RESEARCH

DEEDS AS SHOWN PREVIOUS SURVEY OF A 0.940 AC. PARCEL COMPLETED DEC. 17, 1988 BY W.J. BIEDENBACH PSS718... PREVIOUS SURVEY OF A 48.15 AC. PARCEL COMPLETED MARCH 28, 1983 BY L.S. DEAN PSS451... PREVIOUS SURVEY OF A 0.58 AC. PARCEL COMPLETED FEB. 28, 1979 BY L.S. DEAN PSS307... PREVIOUS SURVEY OF A 3.28 AC. PARCEL COMPLETED JULY 28, 2003 BY C.L. HARRISON PSS888... RIGHT-OF-WAY PLAN FOR INTERSTATE 70 (MS-40-14.08 1982) MUSKINGUM COUNTY GO.

LEGEND

- EXISTING IRON PIN (3/4" REBAR W/CAP)
- IRON PIN SET (3/4" REBAR W/CAP)
- ANGLE POINTS
- NAIL FOUND

STATE OF OHIO  
 JASON LEACHMAN (PS 88336), SURVEYOR  
 THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, OR RESTRICTIONS, WHETHER RECORDED OR UNRECORDED. THIS PLAN PREPARED IN ACCORDANCE WITH CHAPTER 6103-37 OF THE ADMINISTRATIVE CODE IS INTENDED FOR THE LEGAL BOUNDARIES OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHTS, OR RESTRICTIONS OR ENCUMBRANCES UNLESS OTHERWISE INDICATED.  
 SCALE 1"=200'  
 DATE: 07-13-15  
 JOB NO: 5794