Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike Zanesville, OH 43701 Telephone (740) 453-4850 Email: bei@rrohio.com

<u>PARCEL 1</u> MIKE AND JODI PAUL

AUDITOR'S PARCEL NUMBER 73-03-08-26-000 (PART – 1.064 AC.)

BEING A PART OF THE PARCEL CONVEYED TO MIKE AND JODI PAUL IN O.R. VOLUME 3268, PAGE 233 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR-NEWCOME CAP) AT THE NORTHWEST CORNER OF LOT 37 OF WERNER HEIGHTS (PLAT BOOK 7, PAGE 4);

THENCE WITH THE NORTH LINE OF THE SAID LOT, SOUTH 87 DEGREES 10 MINUTES 50 SECONDS EAST 12.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);

THENCE WITH THE EAST LINE OF PARCELS CONVEYED TO PAUL CONSTRUCTION COMPANY, INC. (O. R. VOLUME 2265, PAGE 85) THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. NORTH 03 DEGREES 31 MINUTES 18 SECONDS EAST 585.28 FEET TO A POINT;
- 2. NORTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 23.51 FEET TO A POINT;
- 3. NORTH 00 DEGREES 18 MINUTES 44 SECONDS WEST 150.98 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH THE ABOVE SAID MIKE AND JODI PAUL PARCEL, NORTH 05 DEGREES 35 MINUTES 51 SECONDS EAST 215.90 FEET TO A POINT IN THE CENTER OF CHANDLERSVILLE ROAD (STATE ROUTE 146), PASSING AN IRON PIN SET AT 194.79 FEET;

THENCE WITH THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. SOUTH 78 DEGREES 35 MINUTES 56 SECONDS EAST 160.41 FEET TO A POINT;
- 2. SOUTH 74 DEGREES 17 MINUTES 20 SECONDS EAST 56.41 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO BGT RENTALS, LLC (O.R. VOLUME 2842, PAGE 288), SOUTH 02 DEGREES 53 MINUTES 14 SECONDS WEST, PASSING AN EXISTING IRON PIN AT 30.00 FEET (5/8 INCH REBAR-BOWMAN CAP), A TOTAL DISTANCE OF 203.50 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID BGT RENTALS LLC WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID MIKE AND JODI PAUL PARCEL, NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST 225.15 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 1.064 ACRES FROM PARCEL NUMBER 73-03-08-26-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CHANDLERSVILLE ROAD (STATE ROUTE 146) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH LONG REBARS WITH PLASTIC IDENTIFICATION CAPS MARKED BASELINE 6923-8536.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, 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 20TH DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 14TH DAY OF APRIL, 2025.

OFFIGE COPY

MICHAEL

D.

MICHOLS

S-6923

S-6923

NOZHARENCHORDABLE V E

PROFESSIONAL SURVEYOR 6923

DESCRIPTION
APPROVED
By: 5-29-2025

D.M. Barnhard

SURVEY FOR MIKE AND JODI PAUL

AUDITOR'S PARCEL NUMBER 73-03-08-26-000 (PART)

(PARCEL 1 - 1.064 AC. & PARCEL 2 - 6.922 AC.)

BEING A PART OF THE PARCEL CONVEYED TO MIKE AND JODI PAUL IN O.R. VOLUME 3268, PAGE 233 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OF

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION. 73-03-08-23-000
BGT RENTALS LLC
O.R. 2842, PG. 288
73-03-08-24-000
NATHANIEL & JENNY LAURIE
O.R. 2929, PG. 885
73-03-09-11-000
MICHAEL L. Sr. &
ELIZABETH J. PARMER
O.R. 2356, PG. 4
73-03-09-10-000
MICHAEL L. Sr. &
ELIZABETH J. PARMER
O.R. 2356, PG. 4
73-03-09-09-000
ADONIA D. GRANT
O.R. 2347, PG. 318
73-03-09-08-000
ADONIA D. GRANT
O.R. 2347, PG. 318 SANDY RIDGE SUBDIVISION 35,56°E 32,63° P.B. 7, PAGE 54 & CHANDLERSVILLE 6 ROAD (S.R. 146) S78.35'56 30.00% MAG NAIL
SET IN CENTER
OF EXISTING
3/4" PIPE 160.4 56.4 TOTAL N00'18'44"W 219.36' TOTAL 189.36' 30.00 215.90' 73-03-08-32-000 PAUL CONSTRUCTION COMPANY INC. O.R. 2265, PG. 85 14"W TOTAL VO5'35'51"E 173.50' 203.50' 73-03-08-25-000 HANIEL & JENNY LAURIE O.R. 1762, PG. 419 PARCEL B. N80'58'00"W 225.15 0'18'44"W 150.98' 52.50 A CORNERS NOT (MARKED DUE TO CONSTRUCTION COUNTY) 73-03-08-22-000 COLE N. & JENNIFER ROCK O.R. 3089, PG. 385 NATHANIEL OR. 17 N00'1 В 3/4" DISTURBED 90 296. N89'51'50"W 23.51 244.40' S02'53'14"W BIPE AXLE 49.80 .AXLE 121.22 90.14 PIPE N89'07'43"E 365.78' TOTAL 73-03-08-30-000 PAUL CONSTRUCTION COMPANY INC. O.R. 2265, PG. 85 73-03-08-21-000 585.28' CALLIE LYNEIGH LEE O.R. 3042, PG. 202 NO3.31,18"E PARCEL 2 73-03-08-26-000(PART) MIKE & JODI PAUL O.R. 3268, PG. 233 6.922 AC. NORTHWEST CORNER OF LOT 37 OF WERNER HEIGHTS (PLAT BOOK 7, PAGE 4) 5/8" REBAR WITH NEWCOME CAP PARCEL 2 IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPOVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL 2 IS TO BE COMBINED WITH PARCEL NUMBER 73-03-08-32-000 DESCRIPTION S&7,10:50 % 100.00 APPROVED By: D.M. Barnhard 5-29-2025 .3/4" PIPE N87'02'22"W 559.24' 40 39 36 35 32 31 30 28 27 \$87.10'50" 25 24 73-03-09-13-000 MICHAEL L. Sr. & ELIZABETH PARMER F E D C 73-03-09-30-000 MICHAEL L. Sr. & ELIZABETH J. PARMER O.R. 2326, PG. 907 12 WERNER HEIGHTS (P.B. 7, PG. 4) O.R. 2032, PG. 203 LEGEND EXISTING IRON PIN RESEARCH IRON PIN SET (5/8" REBAR W/CAP 30" LONG) DEEDS AS SHOWN
PREVIOUS SURVEY OF A 7.986 AC. PARCEL COMPLETED
APRIL 16, 2025 BY J. LEACHMAN PS8536.
PLAT OF WERNER HEIGHTS, PLAT BOOK 7, PAGE 4
MUSKINGUM COUNTY GIS SCALE 1"=150' ANGLE POINTS

PREVIOUS SURVEY
APRIL 16, 2025 BY J. LEMANDER HEIGHTS, PLAT BOUND HEIGHTS, PLAT BOUND



AXLE FOUND

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.

150

300

0

75

BASELINE SURVEYING, INC. 3010 EAST PIKE, ZANESVILLE, OHIO 43701 phone: 740-453-4850, email: BEI@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 05-20-25	SCALE: 1"=150'
CHECKED BY: MDN	JOB NO: 7129A	DRAWING NO: Z:\7129\7129A.dwg