

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
Email: bei@rohio.com

PARCEL 1

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.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED

By: 5-29-2025

P.M. Barnhard

SURVEY FOR MIKE AND JODI PAUL

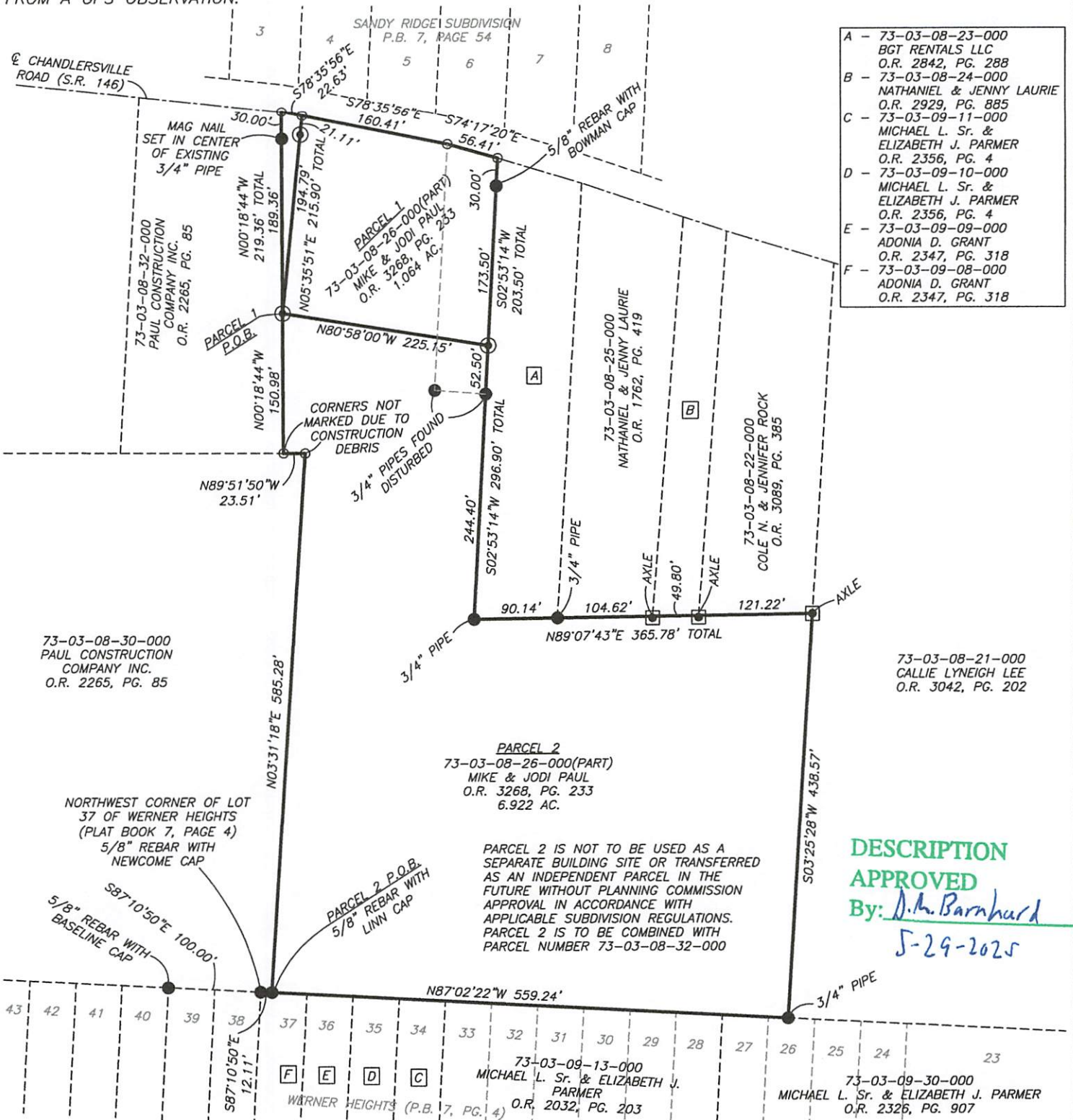
AUDITOR'S PARCEL NUMBER

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, OHIO.

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



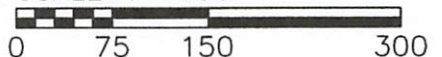
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 7.986 AC. PARCEL COMPLETED
APRIL 16, 2025 BY J. LEACHMAN PS8536.
PLAT OF WERNER HEIGHTS, PLAT BOOK 7, PAGE 4
MUSKINGUM COUNTY GIS

LEGEND

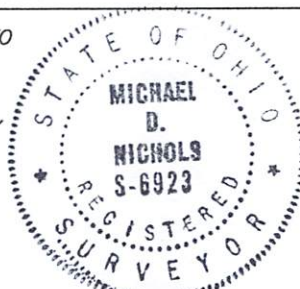
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- AXLE FOUND

SCALE 1"=150'



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF MAY, 2025, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF APRIL, 2025.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWJ

DATE: 05-20-25

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7129A

DRAWING NO:
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