

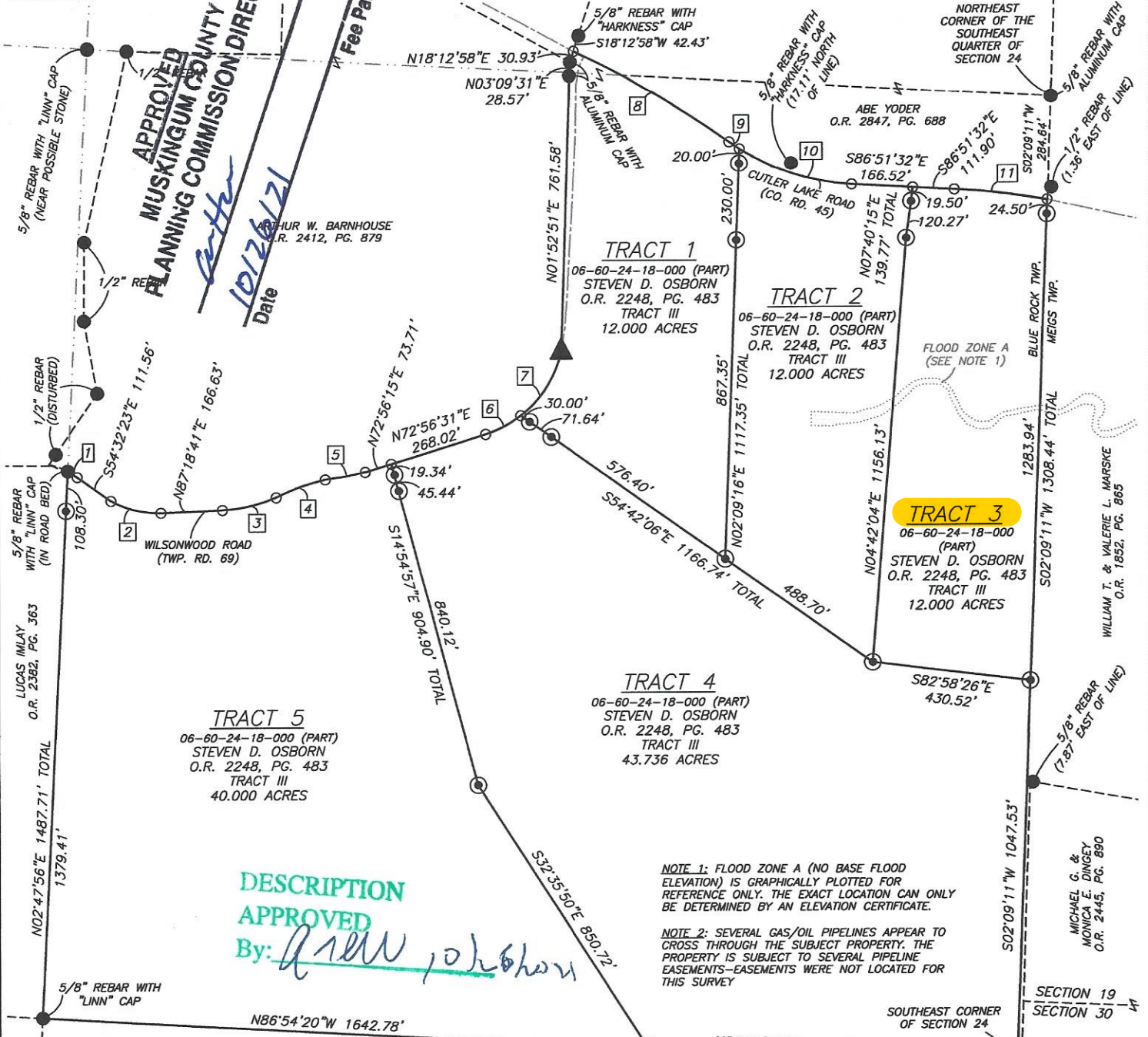
SURVEY FOR STEVEN OSBORN

AUDITORS PARCEL NUMBER

06-60-24-18-000

BEING TRACT III AS CONVEYED TO STEVEN D. OSBORN IN O.R. VOLUME 2248, PAGE 483 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 24, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION

APPROVED

By: *[Signature]*

NOTE 1: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

NOTE 2: SEVERAL GAS/OIL PIPELINES APPEAR TO CROSS THROUGH THE SUBJECT PROPERTY. THE PROPERTY IS SUBJECT TO SEVERAL PIPELINE EASEMENTS-EASEMENTS WERE NOT LOCATED FOR THIS SURVEY

1 CHORD - S57°12'54"E 30.62' RAD - 189.61' ARC - 30.65' DELTA - 9°15'47"	7 CHORD - N32°38'47"E 205.08' RAD - 306.74' ARC - 209.11' DELTA - 39°03'35"
2 CHORD - S76°18'55"E 139.86' RAD - 270.22' ARC - 141.47' DELTA - 29°59'47"	8 CHORD - S59°29'52"E 487.94' RAD - 2500.15' ARC - 488.72' DELTA - 11°12'00"
3 CHORD - N77°02'48"E 149.43' RAD - 409.05' ARC - 150.27' DELTA - 21°02'56"	9 CHORD - S55°28'15"E 34.12' RAD - 621.04' ARC - 34.12' DELTA - 3°08'53"
4 CHORD - N70°08'19"E 141.08' RAD - 609.35' ARC - 141.40' DELTA - 13°17'43"	10 CHORD - S71°57'06"E 319.72' RAD - 621.41' ARC - 323.36' DELTA - 29°48'53"
5 CHORD - N79°34'09"E 110.61' RAD - 903.19' ARC - 110.68' DELTA - 7°01'16"	11 CHORD - S83°14'36"E 253.06' RAD - 2006.71' ARC - 253.22' DELTA - 7°13'48"
6 CHORD - N62°12'42"E 106.90' RAD - 306.74' ARC - 107.45' DELTA - 20°04'15"	

WALTER R. & ELOISE E. SUTTON, TRUSTEES
O.R. 2117, PG. 892

JAMES L. & CARRIE S. JONES
O.R. 2980, PG. 271

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.10 AC. PARCEL COMPLETED MAY 9, 2005 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 36.848± AC. PARCEL COMPLETED MARCH 28, 2018 BY B.K. MCPEEK PS8517
PREVIOUS SURVEY OF A 45.332 AC. (TOTAL) PARCEL COMPLETED NOV. 14 1992 BY R.A. JONES PS6029
PREVIOUS SURVEY OF A 58.20± AC. PARCEL COMPLETED JAN 27, 2012 BY B.K. MCPEEK PS8517
PREVIOUS SURVEY OF A 2.841 AC. PARCEL COMPLETED MAY 5, 1987 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 16.663 AC. PARCEL COMPLETED MARCH 7, 2002 BY R.A. JONES PS6029
PREVIOUS SURVEY OF A 32.454 AC. (TOTAL) PARCEL COMPLETED JULY 29, 2005 BY R.A. JONES PS6029
PREVIOUS SURVEY OF A 80.16 AC. (TOTAL) PARCEL COMPLETED JULY 29, 2005 BY R.A. JONES PS6029
PREVIOUS SURVEY OF A 5.65 AC. PARCEL COMPLETED MAY 4, 2005 BY C.R. HARKNESS PS6885
MUSKINGUM COUNTY GIS

LEGEND

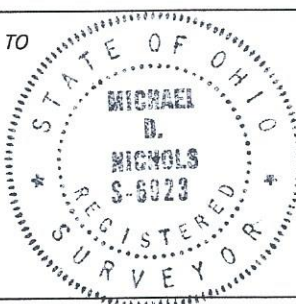
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=400'



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 14th DAY OF OCTOBER, 2021, FROM A FIELD SURVEY COMPLETED THE 13th DAY OF OCTOBER, 2021.

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@rrhio.com

DRAWN BY: JWL

DATE: 10-14-21

SCALE: 1"=400'

CHECKED BY: MDN

JOB NO: 6528

DRAWING NO:
Z:\6528\6528A.dwg

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

TRACT 3

STEVEN D. OSBORN

AUDITOR'S PARCEL NUMBER

06-60-24-18-000 (PART)

BEING A PART OF TRACT III AS CONVEYED TO STEVEN D. OSBORN IN O.R. VOLUME 2248, PAGE 483 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF SECTION 24;

THENCE WITH THE EAST LINE OF THE SAID SECTION (EAST LINE OF BLUE ROCK TOWNSHIP), NORTH 02 DEGREES 09 MINUTES 11 SECONDS EAST 1047.53 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THROUGH THE SAID OSBORN PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 82 DEGREES 58 MINUTES 26 SECONDS WEST 430.52 FEET TO AN IRON PIN SET;
2. NORTH 04 DEGREES 42 MINUTES 04 SECONDS EAST 1156.13 FEET TO AN IRON PIN SET;
3. NORTH 07 DEGREES 40 MINUTES 15 SECONDS EAST 139.77 FEET TO A POINT IN THE CENTER OF CUTLER LAKE ROAD (COUNTY ROAD 45), PASSING AN IRON PIN SET AT 120.27 FEET;

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

1. SOUTH 86 DEGREES 51 MINUTES 32 SECOND EAST 111.90 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2006.71 FEET (CHORD BEARING SOUTH 83 DEGREES 14 MINUTES 36 SECONDS EAST 253.06 FEET, DELTA ANGLE OF 07 DEGREES 13 MINUTES 48 SECONDS) AN ARC DISTANCE OF 253.22 FEET TO A POINT ON THE EAST LINE OF BLUE ROCK TOWNSHIP, SAID POINT BEING, SOUTH 02 DEGREES 09 MINUTES 11 SECONDS WEST 284.64 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE SAID TOWNSHIP (WEST LINE OF A PARCEL CONVEYED TO WILLIAM T. AND VALERIE L. MARSKE IN O.R. VOLUME 1852, PAGE 865, SOUTH 02 DEGREES 09 MINUTES 11 SECONDS WEST, PASSING AN IRON PIN SET AT 24.50 FEET, A TOTAL DISTANCE OF 1308.44 FEET TO THE **PLACE OF BEGINNING**.

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

CONTAINING 12.000 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CUTLER LAKE ROAD (COUNTY ROAD 45) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

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

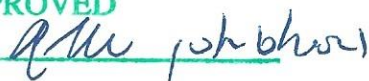
I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF OCTOBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 13TH DAY OF OCTOBER 2021.


MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: 

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



10/26/21
Date Fee Paid