

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## **SURVEY FOR DAVID LETT AUDITORS PARCEL NUMBER 17-17-03-02-36-000 (PART)**

**BEING A PART OF THE TRACT CONVEYED TO CHARLES H., LEONA M. & DAVID H. LETT IN DEED VOLUME 1036, PAGE 462 (DEED VOLUME 1113, PAGE 121) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF QUARTER TOWNSHIP 2;**

**THENCE SOUTH 01 DEGREES 18 MINUTES 13 SECONDS WEST 3416.35 FEET (DEED) TO AN EXISTING STONE AT THE NORTHEAST CORNER OF A 20 ACRE TRACT CONVEYED TO RUSSELL NELSON JR IN O.R. VOLUME 1615, PAGE 879;**

**THENCE SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST 877.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID NELSON TRACT, SAID POINT BEING SOUTH 87 DEGREES 40 MINUTES 37 SECONDS EAST 10.00 FEET FROM AN IRON PIN SET;**

**THENCE WITH THE EAST LINE OF THE ABOVE SAID LETT TRACT, SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST 419.41 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE CONTINUING WITH THE SAID EAST LINE, ALSO BEING THE WEST LINE OF TRACTS CONVEYED TO DAVID H. AND JEAN T. MURRAY IN DEED VOLUME 826, PAGE 13 AND DEED VOLUME 574, PAGE 76, SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST 1375.24 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 84 DEGREES 21 MINUTES 06 SECONDS EAST 2.05 FEET FROM AN EXISTING 3 INCH PIPE (4 FEET HIGH);**

**THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH OF A TRACT CONVEYED TO BRYCE A. AND JAMIE L. WEST IN O.R. VOLUME 2248, PAGE 75, NORTH 72 DEGREES 08 MINUTES 08 SECONDS WEST 503.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**

**THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO BILLY AND CONNIE CORNELL IN DEED VOLUME 1137, PAGE 708, NORTH 36 DEGREES 56 MINUTES 40 SECONDS EAST 305.56 FEET TO A POINT;**

**THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH LINE OF THE SAID CORNELL TRACT, AND THE NORTH LINE OF A TRACT CONVEYED TO JOHN TIMOTHY AND REBECCA SUE WEST IN DEED VOLUME 1137, PAGE 724, NORTH 55 DEGREES 10 MINUTES 55 SECONDS WEST 1363.61 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING EXISTING IRON PINS (5/8 INCH REBARS WITH CAPS) AT 5.00 FEET, AND 525.02 FEET;**

**THENCE TRAVERSING INTO THE ABOVE SAID LETT TRACT, NORTH 65 DEGREES 41 MINUTES 43 SECONDS EAST 128.84 FEET TO A POINT IN THE CENTER OF BARKERS RUN ROAD (COUNTY ROAD 407);**

**THENCE CONTINUING INTO THE SAID LETT TRACT AND WITH THE CENTER OF THE SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:**

- 1. NORTH 67 DEGREES 04 MINUTES 40 SECONDS EAST 50.86 FEET TO A POINT;**
- 2. NORTH 51 DEGREES 04 MINUTES 04 SECONDS EAST 48.97 FEET TO A POINT;**
- 3. NORTH 35 DEGREES 55 MINUTES 56 SECONDS EAST 50.11 FEET TO A POINT;**
- 4. NORTH 29 DEGREES 08 MINUTES 46 SECONDS EAST 97.68 FEET TO A MAG NAIL SET;**

**THENCE LEAVING THE SAID ROAD AND CONTINUING THROUGH THE SAID LETT TRACT, SOUTH 88 DEGREES 25 MINUTES 50 SECONDS EAST 1174.28 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 17.25 FEET;**

**CONTAINING 25.000 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 407 (BARKERS RUN ROAD) AND ALL OTHER APPLICABLE EASEMENTS.**

5607 LETT

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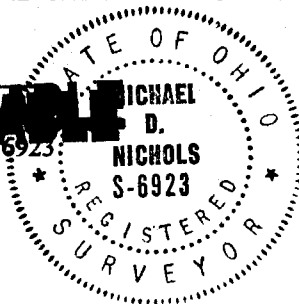
BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 5.00 ACRES TRACT  
CONVEYED TO BILLY AND CONNIE CORNELL BY DEED RECORDED IN VOLUME 1137, PAGE 708 OF  
THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND  
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2012, FROM A  
FIELD SURVEY COMPLETED THE 2<sup>ND</sup> DAY OF NOVEMBER, 2012.

**OFFICE COPY**

**NOT RECORDED**

REGISTERED SURVEYOR 6923



DESCRIPTION  
APPROVED

By: 

AUDITORS PARCEL NUMBER  
17-17-03-02-36-000 (PART)

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 5.00 ACRES TRACT CONVEYED TO BILLY AND CONNIE CORNELL BY DEED RECORDED IN VOLUME 1137, PAGE 708 OF THE MUSKINGUM COUNTY DEED RECORDS.

34

3 1/2" X  
STONE WITH

S01'18'13"W  
3416.35' DEED

S01:34'11"W  
077 07'

.....

DAVID H. & JEAN T. MURRAY  
VOL. 826. PG. 130

DAVID H. & JEAN T. MURRAY  
VOL. 574. PG. 76

- ①  $N65^{\circ}41'43''E$  128.84'
- ②  $N67^{\circ}04'40''E$  50.86'
- ③  $N51^{\circ}04'04''E$  48.97'
- ④  $N35^{\circ}55'56''E$  50.11'
- ⑤  $N29^{\circ}08'46''E$  97.68'

CHARLES H., LEONA M. & DAVID H. LETT  
VOL 1036, PG. 462  
VOL 1113, PG. 121

S01°25'35"W  
93.74'

RUSSELL NELSON Jr.  
O.R. VOL. 1615, PG. 879

**SEE  
DETAIL**

CHARLES H., LEONA M. & DAVID H. LETT  
VOL. 1036, PG. 462  
VOL. 1113, PG. 121

DETAIL 4  
NOT TO SCALE

S87°40'37"E  
10.00'

S88°25'50"E 1174.28' TOTAL  
1157.03'

CHARLES H., LEONA M. & DAVID H. LETT  
VOL. 1036, PG. 462  
VOL. 1113, PG. 121  
25.000 ACRES

**DETAIL 2**  
**NOT TO SCALE**

5/8" REBAR  
WITH CAP

DETAIL 1  
NOT TO SCALE

S01°34'11"W 137524'

### LEGEND

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

**DETAIL 3**  
**NOT TO SCALE**

BILLY & CONNIE CORNELL  
VOL. 1137, PG. 708

**SEE**

5/8" REBAR  
WITH CAP

BRYCE A. & JAMIE L. WEST  
O.R. VOL. 2248, PG. 75

SCALE 1"=300'

Age Group	Number of People
18-24	~100
25-34	~150
35-44	~200
45-54	~250
55-64	~350
65-74	~450
75+	~550

## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 2.19± AC. TRACT  
COMPLETED SEPT. 18, 2008 BY J.D. NEWCOME PS7321  
PREVIOUS SURVEY OF A 5.00 AC. TRACT  
COMPLETED OCT. 31, 1984 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 11.909± AC. TRACT  
COMPLETED JULY 2, 1997 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 8.660 AC. & 7.918 AC. TRACTS  
COMPLETED OCT. 24, 2009 BY J.L. GAMBLE PS5737  
PREVIOUS SURVEY OF A 5.00± AC. TRACT  
COMPLETED AUG. 6, 2007 BY T.H. LINN PS7113

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF NOVEMBER, 2012, FROM A FIELD SURVEY COMPLETED THE 2nd DAY OF NOVEMBER, 2012.

COMPLETED THE 2nd DAY OF NOVEMBER,  
**OFFICE COPY**  
*Michael V. ...*  
**NOT RECORDABLE**  
 MICHAEL V. ...  
 REGISTERED SURVEYOR #6923

A circular professional seal for Michael D. Nichols, a Registered Surveyor in the State of Ohio. The seal features a dotted border. The text "STATE OF OHIO" is curved along the top inner edge, and "REGISTERED SURVEYOR" is curved along the bottom inner edge, separated by two small stars. In the center, the name "MICHAEL D. NICHOLS" is printed in bold, uppercase letters, with the registration number "S-6923" below it.

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.

**BASELINE SURVEYING, INC.**

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DRAWN BY: JWL

DATE: 11-06-12

SCALE: 1"=300'

CHECKED BY: MDN

**JOB NO: 5607**

**DRAWING NO:**  
**Z:\5607\5607.dwg**