

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY OF
4020 DRESDEN ROAD, ZANESVILLE, OHIO 43701
AUDITORS PARCEL NUMBER
17-17-23-03-06-000 (ALL)

BEING THE PARCEL CONVEYED TO MARK A. AND CHARMARIE J. DENBOW IN O.R. VOLUME 2367, PAGE 802 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 REBAR WITH CAP) AT THE NORTHWEST CORNER OF LOT 8 OF SKYLINE II SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 49 OF THE MUSKINGUM COUNTY PLAT RECORDS, SAID IRON PIN BEING SOUTH 01 DEGREES 09 MINUTES 00 SECONDS WEST 100.67 FEET FROM AN EXISTING IRON PIN (3/4 INCH SOLID ROD);

THENCE WITH THE WEST LINE OF THE SAID LOT (ALSO THE WEST LINE OF A PARCEL CONVEYED TO JONATHAN M. AND KIMBERLY A. KELSEY IN O.R. VOLUME 2233, PAGE 578), SOUTH 01 DEGREES 09 MINUTES 00 SECONDS WEST 99.79 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF THE SAID LOT 8;

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO KODY J. JOSEPH IN O.R. VOLUME 2265, PAGE 124, NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST 200.00 FEET TO A POINT IN THE CENTER OF DRESDEN ROAD (COUNTY ROAD 2), PASSING AN IRON PIN SET AT 170.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 01 DEGREES 09 MINUTES 00 SECONDS EAST 100.39 FEET TO A POINT;

THENCE LEAVING THE CENTER OF THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO COLLEN L. JOHNSON IN O.R. VOLUME 2532, PAGE 855, SOUTH 88 DEGREES 34 MINUTES 54 SECONDS EAST, PASSING AN EXISTING IRON PIN (MINE BOLT) AT 29.78 FEET, A TOTAL DISTANCE OF 200.00 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 0.460 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF DRESDEN ROAD (COUNTY ROAD 2) 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 9TH DAY OF JUNE, 2016, FROM A FIELD SURVEY COMPLETED THE 8TH DAY OF JUNE, 2016.

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



5886 4020 DRESDEN RD

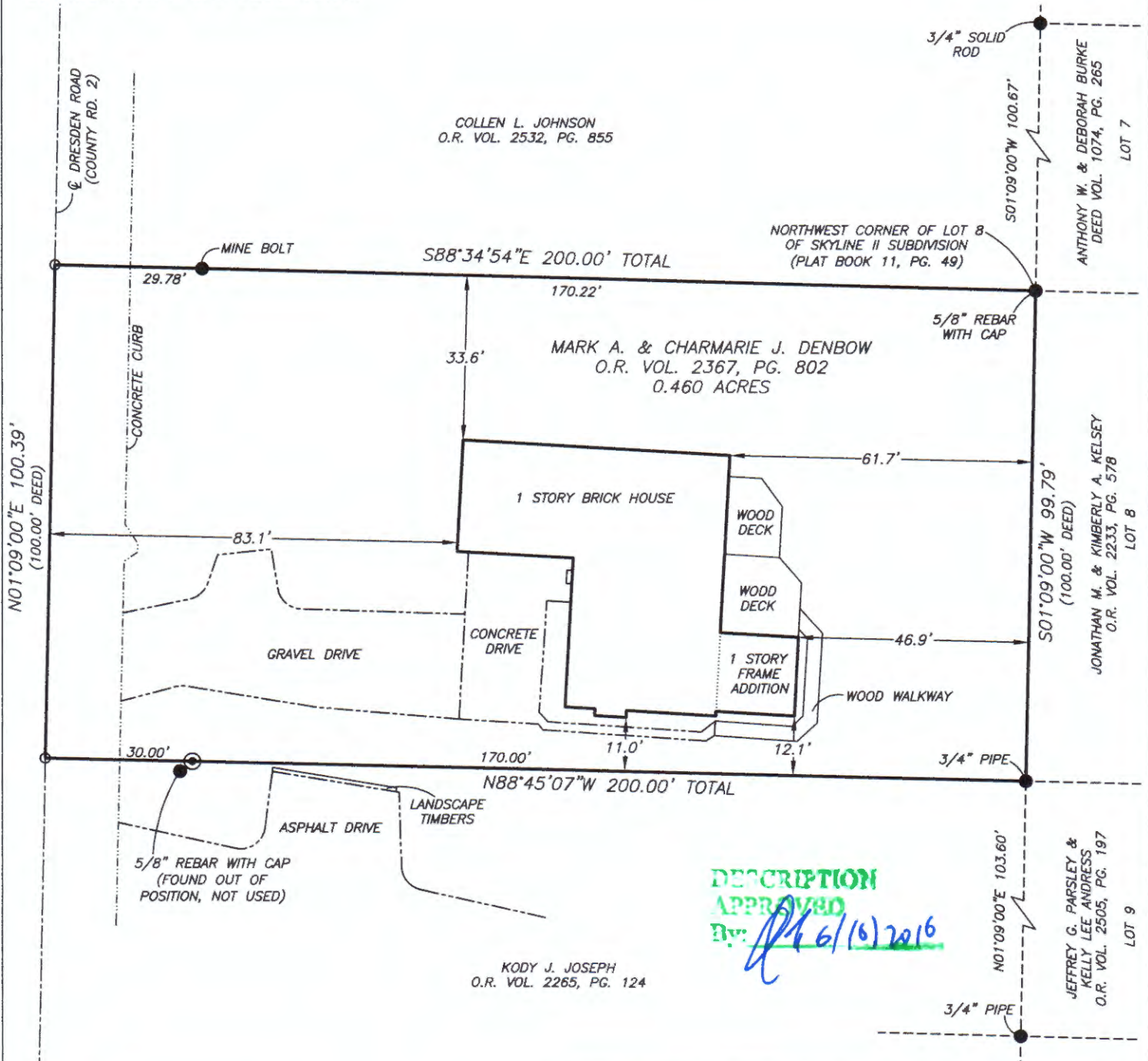
DESCRIPTION
APPROVED
By: [Signature] 6/9/2016

MORTGAGE LOCATION AND BOUNDARY SURVEY OF 4020 DRESDEN ROAD, ZANESVILLE, OHIO 43701

AUDITORS PARCEL NUMBER
17-17-23-03-06-000 (ALL)

BEING THE PARCEL CONVEYED TO MARK A. AND CHARMARIE J. DENBOW IN O.R. VOLUME 2367, PAGE 802 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



FLOOD NOTE:
THIS PROPERTY IS IN ZONE X OF THE
FLOOD INSURANCE RATE MAP NUMBER
39119C0170G, EFFECTIVE DATE OF JULY
6, 2010. EXACT ELEVATION CAN ONLY BE
DETERMINED BY AN ELEVATION CERTIFICATE.

RESEARCH

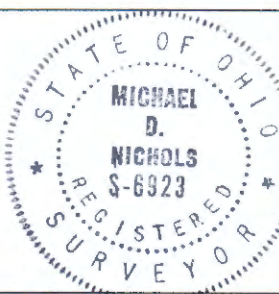
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.78± AC. TRACT
COMPLETED APRIL 21, 2014 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.466± AC. TRACT
COMPLETED JUNE 5, 1986 BY W.J. BIEDENBACH PS5718
PLAT BOOK 11, PAGE 49
MUSKINGUM COUNTY GIS

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE CORRECT AS SHOWN; THAT THERE ARE NO ENCROACHMENTS ON SUBJECT PREMISES BY IMPROVEMENTS ON ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON SUBJECT PREMISES, EXCEPT AS SHOWN; AND THAT ADVERSE USE AND/OR EASEMENTS APPARENT FROM A VISUAL INSPECTION OR KNOWN TO THE UNDERSIGNED ARE SHOWN HEREON; AND THAT THE SAID PREMISES ABUTS UPON A STREET IN APPARENT USE, UNLESS OTHERWISE SHOWN. THIS MORTGAGE LOCATION SURVEY IS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OF THE ADMINISTRATIVE CODE.

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.

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 9th DAY OF JUNE, 2016, FROM A FIELD
SURVEY COMPLETED THE 8th DAY OF JUNE, 2016.

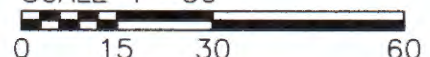
**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



LEGEND

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

SCALE 1"=30'



BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 06-09-16

SCALE: 1"=30'

CHECKED BY: MDN

JOB NO: 5886

DRAWING NO:
Z:\5886\5886.dwg