

23.80-17-02-002

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

TIMOTHY E. CROSS

AUDITORS PARCEL NUMBER 23-23-80-17-02-001 (PART – 1.892 AC.)
TO BE COMBINED WITH AUDITORS PARCEL NUMBER 23-23-70-16-06-002

BEING A PART OF THE PARCEL CONVEYED TO TIMOTHY E. CROSS IN O.R. VOLUME 2680, PAGE 245 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16 (SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17);

THENCE WITH THE WEST LINE OF SECTION 17 (EAST LINE OF A PARCEL CONVEYED TO ROBERT D. AND REGINA F. CROSS IN O.R. VOLUME 1580, PAGE 53), NORTH 00 DEGREES 26 MINUTES 16 SECONDS WEST 100.02 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF SECTION 17 (ROBERT D. AND REGINA F. CROSS EAST LINE), NORTH 00 DEGREES 26 MINUTES 16 SECONDS WEST 714.37 FEET TO A POINT IN THE CENTER OF LODGE ROAD (TOWNSHIP ROAD 104), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 491.60 FEET;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF THE SAID ROAD (EAST LINE OF THE ABOVE SAID TIMOTHY E. CROSS PARCEL) THE FOLLOWING SIX COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 406.98 FEET (CHORD BEARING SOUTH 12 DEGREES 25 MINUTES 56 SECONDS EAST 155.66 FEET, DELTA ANGLE 22 DEGREES 02 MINUTES 59 SECONDS) AN ARC DISTANCE OF 156.62 FEET TO A POINT;
2. SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST 84.28 FEET TO A POINT;
3. SOUTH 20 DEGREES 30 MINUTES 13 SECONDS EAST 93.18 FEET TO A POINT;
4. SOUTH 18 DEGREES 05 MINUTES 00 SECONDS EAST 184.92 FEET TO A POINT;
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 391.36 FEET (CHORD BEARING SOUTH 26 DEGREES 34 MINUTES 51 SECONDS EAST 115.66 FEET, DELTA ANGLE 16 DEGREES 59 MINUTES 44 SECONDS) AN ARC DISTANCES OF 116.09 FEET TO A POINT;
6. SOUTH 35 DEGREES 10 MINUTES 20 SECONDS EAST 149.82 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE SAID TIMOTHY E. CROSS PARCEL, NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, PASSING AN IRON PIN SET AT 27.40 FEET, A TOTAL DISTANCE OF 289.72 FEET TO THE **PLACE OF BEGINNING**;

23-80-17-02-002 A

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CONTAINING 1.892 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF LODGE ROAD (TOWNSHIP ROAD 104) AND ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 50.548 ACRE PARCEL AS CONVEYED TO S. MILSTEAD IN DEED VOLUME 1152, PAGE 96, COMPLETED APRIL 28, 1988 BY W. J. BIEDENBACH, PS 5718.

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

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF SEPTEMBER 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF JULY, 2016.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: *[Signature]* 10/4/16

10/4/16
Date

Fee Paid

23.80-17-02-002 B

SURVEY FOR ROBERT CROSS

AUDITORS PARCEL NUMBER
 23-23-80-17-02-001 (PART - 1.892 ACRES)
 TO BE COMBINED WITH 23-23-70-16-06-002

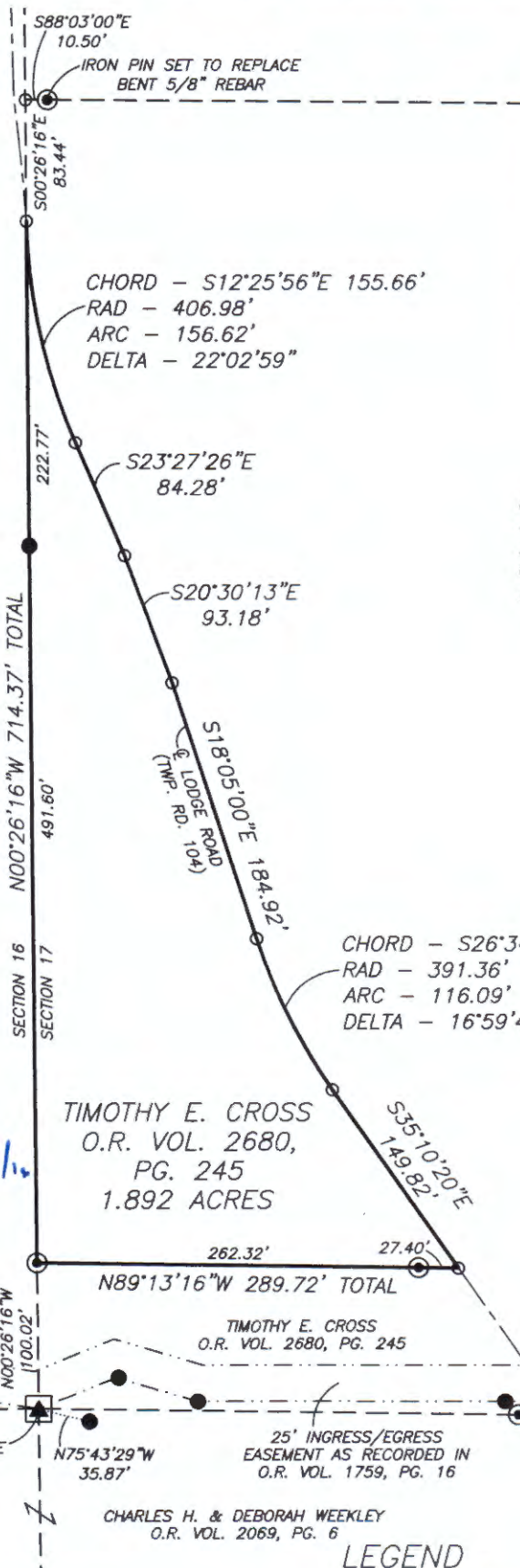


BEING A PART OF THE PARCEL CONVEYED TO
 TIMOTHY E. CROSS IN O.R. VOL. 2680, PG.
 245 OF THE MUSKINGUM COUNTY OFFICIAL
 RECORDS, SITUATED IN THE NORTHWEST
 QUARTER OF SECTION 17, TOWNSHIP 2,
 RANGE 5, OF THE UNITED STATES MILITARY
 LANDS, HIGHLAND TOWNSHIP, MUSKINGUM
 COUNTY, OHIO.

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NOT TO BE USED AS A SEPARATE BUILDING
 SITE OR TRANSFERRED AS AN INDEPENDENT
 PARCEL IN THE FUTURE WITHOUT PLANNING
 COMMISSION APPROVAL IN ACCORDANCE WITH
 APPLICABLE SUBDIVISION REGULATIONS.

ROBERT D. & REGINA F. CROSS
 O.R. VOL. 1580, PG. 53
 23-23-70-16-06-002



NELLIE LAKE LIVING TRUST
 O.R. VOL. 1968, PG. 692

APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

10/4/16
 Date Fee Paid

Approved for Transfer
 No On-Lot Sewage
 Zanesville-Muskingum Co.
 Health Department

TIMOTHY E. CROSS
 O.R. VOL. 2680,
 PG. 245
 1.892 ACRES

DESCRIPTION
 APPROVED
 By: [Signature] 10/14/2016

25' INGRESS/EGRESS
 EASEMENT AS RECORDED IN
 O.R. VOL. 1759, PG. 13

TIMOTHY E. CROSS
 O.R. VOL. 2680, PG. 245

SOUTHEAST CORNER OF THE
 NORTHEAST QUARTER OF
 SECTION 16

25' INGRESS/EGRESS
 EASEMENT AS RECORDED IN
 O.R. VOL. 1759, PG. 16

CHARLES H. & DEBORAH WEEKLEY
 O.R. VOL. 2069, PG. 6

WILLIAM JEFFREY &
 CHARLENE K. LAKE
 DEED VOL. 1039, PG. 286

RESEARCH

DEEDS AS SHOWN
 PREVIOUS SURVEY OF A 5.931± AC. PARCEL
 COMPLETED FEB. 20, 2003 BY M.D. NICHOLS PS6923
 PREVIOUS SURVEY OF A 7.357± AC. PARCEL
 COMPLETED APRIL 26, 2001 BY M.D. NICHOLS PS6923
 PREVIOUS SURVEY OF A 9.110± AC. PARCEL
 COMPLETED IN 1990 BY J.T. SPILKER PS5862
 PREVIOUS SURVEY OF A 28.862± AC. PARCEL
 COMPLETED JULY 9, 1993 BY J.T. SPILKER PS5862

LEGEND

- EXISTING IRON PIN (5/8" REBAR W/CAP UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=120'
 0 60 120 240

I, MICHAEL D. NICHOLS (PS#6923), HEREBY
 CERTIFY TO THE BEST OF MY KNOWLEDGE AND
 BELIEF THE ABOVE PLAT AND SURVEY TO BE
 CORRECT AS PREPARED BY ME, THIS 26th DAY
 OF SEPTEMBER, 2016, FROM A FIELD SURVEY
 COMPLETED THE 20th DAY OF JULY, 2016.



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

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.

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

DRAWN BY: JWL	DATE: 09-26-16	SCALE: 1"=120'
CHECKED BY: MDN	JOB NO: 5897	DRAWING NO: Z:\5897\5897.dwg