

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Fax (740) 450-1000

MELISSA BIRKHIMER
AUDITORS PARCEL NUMBER
33-33-30-12-20-000 (ALL)

BEING THE PARCEL CONVEYED TO MELISSA S. BIRKHIMER IN O.R. VOLUME 2758, PAGE 119 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN OUTLOT 21 OF THE VILLAGE OF DRESDEN, AS RECORDED IN PLAT BOOK 2, PAGE 9 (REPLAT OF PLAT BOOK I, PAGE 24) OF THE MUSKINGUM COUNTY PLAT RECORDS, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR IN CONCRETE) AT THE SOUTHWEST CORNER OF LOT 9 OF DARNER'S SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 104 (NORTHEAST CORNER OF THE INTERSECTION OF WEST 8TH STREET AND CASS STREET);

THENCE WITH THE NORTH LINE OF WEST 8TH STREET (FORMERLY KNOWN AS NORTH STREET), NORTH 67 DEGREES 24 MINUTES 04 SECONDS EAST 337.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO CONNIE HAMILTON, TRUSTEE IN O.R. VOLUME 2323, PAGE 629, NORTH 22 DEGREES 38 MINUTES 08 SECONDS WEST 129.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF ALLEY (13.5 FEET WIDE – COMMON PLEAS COURT CASE #83-393);

THENCE WITH THE SOUTH LINE OF THE SAID ALLEY, NORTH 67 DEGREES 24 MINUTES 04 SECONDS EAST 40.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID ALLEY AND WITH THE WEST LINE OF A PARCEL CONVEYED TO CAROLYN EVANS IN DEED VOLUME 1129, PAGE 253 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 22 DEGREES 38 MINUTES 08 SECONDS EAST 129.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF THE ABOVE SAID WEST 8TH STREET;

THENCE WITH THE NORTH LINE OF WEST 8TH STREET, SOUTH 67 DEGREES 24 MINUTES 04 SECONDS WEST 40.00 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 0.119 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF JANUARY, 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 22nd DAY OF JANUARY, 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: 1/31/2018

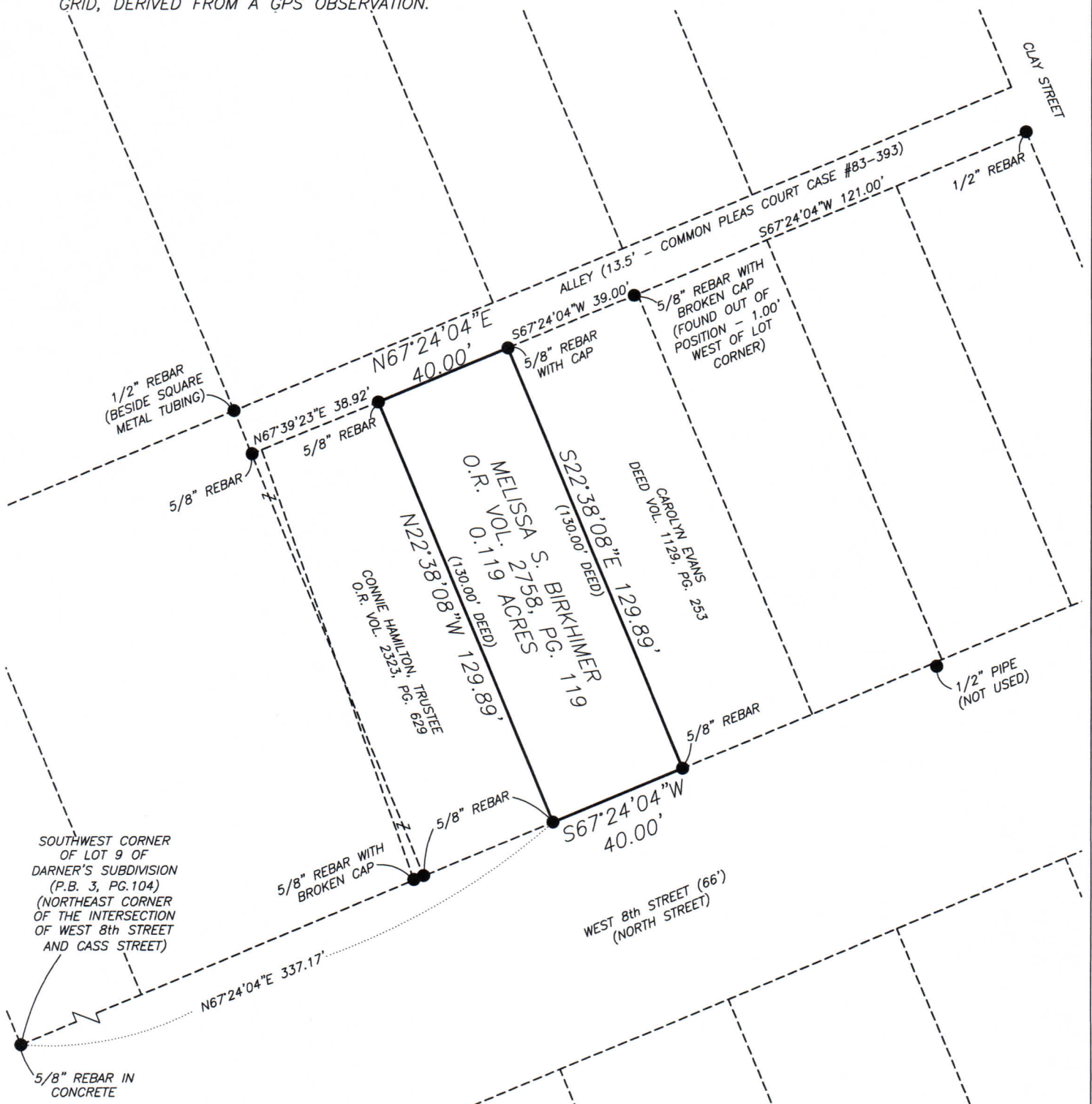
6057 BIRKHIMER

SURVEY FOR MELISSA BIRKHIMER

AUDITORS PARCEL NUMBER
33-33-30-12-20-000 (ALL)

BEING THE PARCEL CONVEYED TO MELISSA S. BIRKHIMER IN O.R. VOLUME 2758, PAGE 119 OF THE MUSKINGUM OFFICIAL RECORDS, SITUATED IN OUTLOT 21 OF THE VILLAGE OF DRESDEN, AS RECORDED IN PLAT BOOK 2, PAGE 9 (REPLAT OF PLAT BOOK I, PAGE 24) OF THE MUSKINGUM COUNTY PLAT RECORDS, 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]* 1/31/2018

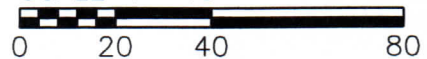
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.119± AC. PARCEL
COMPLETED NOV. 5, 1985 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 0.002± AC. PARCEL
COMPLETED NOV. 30, 2004 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.12 AC. PARCEL
COMPLETED JUNE 19, 1984 BY J.R. MARSHALL PS5307
PREVIOUS SURVEY OF A 0.289 AC. PARCEL
COMPLETED JUNE 29, 1986 BY W.J. BIEDENBACH PS5718

LEGEND

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

SCALE 1"=40'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF JANUARY, 2018, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF JANUARY, 2018.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rrohio.com

DRAWN BY: JWL

DATE: 01-23-18

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 6057

DRAWING NO:
Z:\6057\6057.dwg