

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ELEANOR M. GLINES

AUDITOR'S PARCEL NUMBER

47-47-50-15-62-000 (PART-2.500 AC.)

TO BE COMBINED WITH AUDITOR'S PARCEL NUMBER 47-47-50-15-62-001

BEING A PART OF THE PARCEL CONVEYED TO ELEANOR M. GLINES IN O.R. VOLUME 1504, PAGE 226 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON 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 THE INTERSECTION OF MARKET STREET AND MOXAHALA AVENUE, TOWN OF AVONDALE (PLAT BOOK 4, PAGE 72) (NORTHWEST CORNER OF A PARCEL CONVEYED TO AMY JO GLINES AND CHAD DAVID SAUNDERS IN O.R. VOLUME 1551, PAGE 84);

THENCE WITH THE EAST LINE OF MOXAHALA AVENUE (WEST LINE OF THE SAID GLINES AND SAUNDERS PARCEL), SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST 262.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT);

THENCE LEAVING THE SAID EAST LINE OF MOXAHALA AVENUE AND WITH THE SOUTH LINE OF THE SAID GLINES AND SAUNDERS PARCEL, SOUTH 86 DEGREES 30 MINUTES 22 SECONDS EAST 166.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE SAID GLINES AND SAUNDERS PARCEL, NORTH 03 DEGREES 37 MINUTES 20 SECONDS EAST 51.39 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO RANDALL LEE AND MARY CHRISTINE GLINES IN DEED VOLUME 1060, PAGE 35, SAID IRON PIN BEING SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST 211.24 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP);

THENCE LEAVING THE SAID GLINES AND SAUNDERS EAST LINE AND WITH THE SOUTH LINE OF THE SAID RANDALL AND MARY GLINES PARCEL, SOUTH 86 DEGREES 27 MINUTES 55 SECONDS EAST 204.74 FEET TO A POINT ON THE WEST LINE OF THE PARCEL CONVEYED TO JAMIE L. AND JONATHAN J. McCONNELL IN O.R. VOLUME 2638, PAGE 718, SAID POINT BEING NORTH 86 DEGREES 27 MINUTES 55 SECONDS WEST 1.10 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR – BENT AND SPUN);

THENCE WITH THE SAID McCONNELL WEST LINE (ALSO THE EAST LINE OF THE SAID ELEANOR M. GLINES PARCEL), SOUTH 03 DEGREES 57 MINUTES 23 SECONDS WEST 535.95 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID McCONNELL WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID ELEANOR GLINES PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

6027 EAST 2.5 ACRES

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1. NORTH 86 DEGREES 28 MINUTES 09 SECONDS WEST 201.61 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 03 DEGREES 37 MINUTES 20 SECONDS EAST 171.15 FEET FROM AN IRON PIN SET;
2. NORTH 03 DEGREES 37 MINUTES 20 SECONDS EAST 484.56 FEET TO THE **PLACE OF BEGINNING.**

CONTAINING 2.500 ACRES, SUBJECT TO 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 OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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

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 OCTOBER, 2017, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6th DAY OF OCTOBER, 2017.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED
By: *[Signature]* 10/19/2017

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
Date: 10/19/17 Fee Paid: -

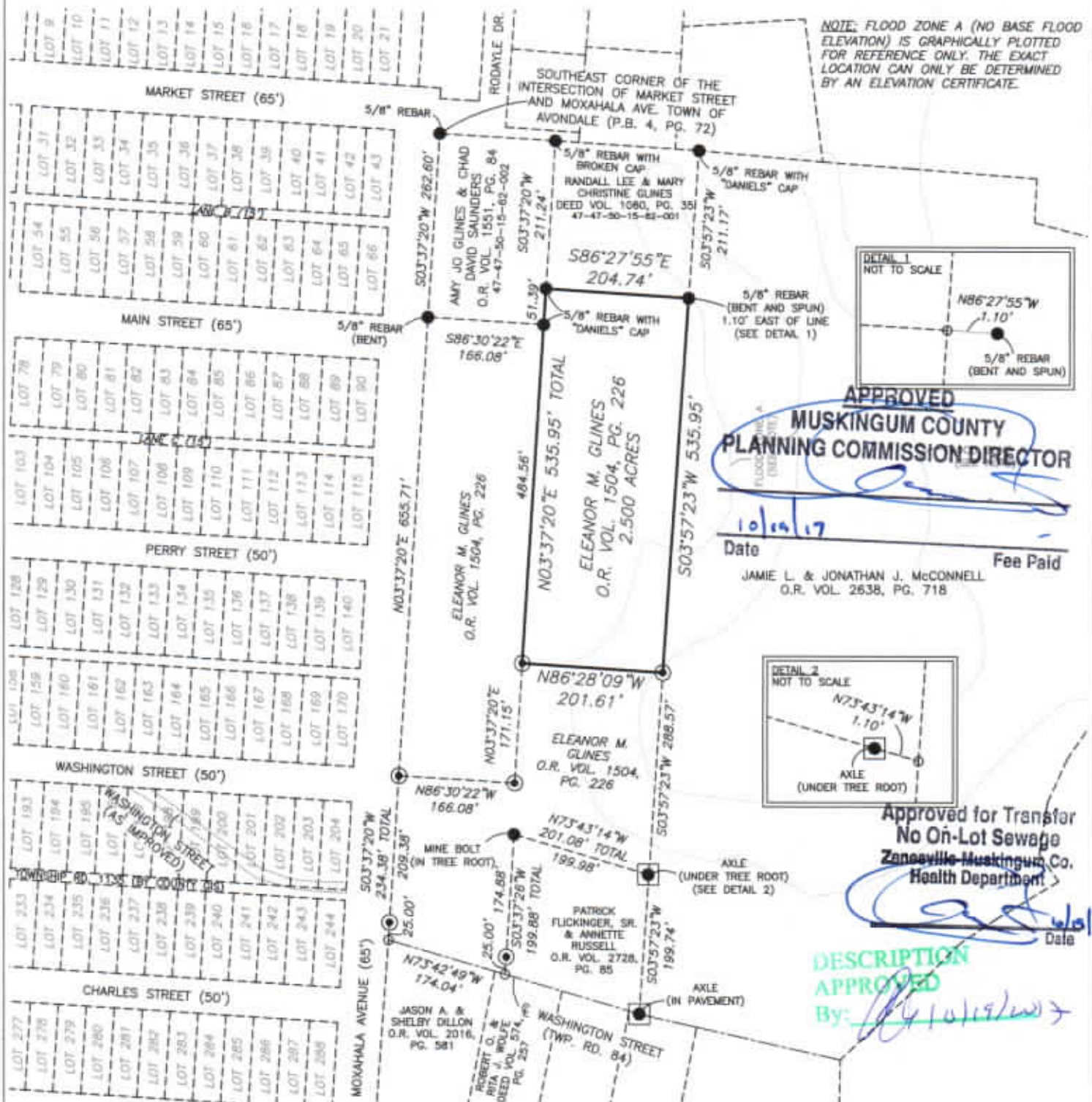
SURVEY FOR ELEANOR GLINES

AUDITORS PARCEL NUMBER
47-47-50-15-62-000 (PART)

TO BE COMBINED WITH 47-47-50-15-62-001

BEING A PART OF THE PARCEL CONVEYED TO ELEANOR M. GLINES IN O.R. VOLUME 1504, PAGE 226 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15 TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.10 AC. PARCEL
COMPLETED OCT. 29, 1983 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 1.32.80 AC. PARCEL
COMPLETED JAN. 15, 2015 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.00 AC. PARCEL
COMPLETED DEC. 8, 1992 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 1.00 AC. PARCEL
COMPLETED OCT. 25, 2000 BY R.L. DANIELS PS5410

LEGEND

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

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.

SCALE 1"=200'



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 9th DAY OF OCTOBER, 2017, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF OCTOBER, 2017.

OFFICE COPY
NOT RECORDABLE
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.

BASELINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 10-09-17

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 6027

DRAWING NO:

Z\6027\6027.dwg