

53-50-16-12-000

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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## J. ANDREW AND MARLA J. WEST AUDITORS PARCEL NUMBER 53-53-50-16-12-000 (ALL)

BEING THE TRACT CONVEYED FROM KATHLEEN V. BRILL, TRUSTEE TO JAMES ANDREW AND MARLA J. WEST IN O.R. VOLUME 2033, PAGE 283 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-GARDNER) AT THE SOUTHWEST CORNER OF SECTION 16;

**THENCE** WITH THE WEST LINE OF THE SAID SECTION 16, NORTH 03 DEGREES 01 MINUTES 44 SECONDS EAST 1657.00 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-DISTURBED/BENT) AT 1624.97 FEET;

**THENCE** WITH THE NORTH LINE OF THE ABOVE SAID WEST TRACT (O.R. VOLUME 2033, PAGE 283) THE NEXT 5 COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 18 MINUTES 21 SECONDS EAST 947.10 FEET (DEED/MEASURED) TO AN IRON PIN SET;
2. SOUTH 28 DEGREES 18 MINUTES 21 SECONDS EAST 280.50 FEET (DEED/MEASURED) TO AN IRON PIN SET;
3. SOUTH 46 DEGREES 18 MINUTES 21 SECONDS EAST 236.94 FEET (DEED/MEASURED) TO AN IRON PIN SET;
4. NORTH 70 DEGREES 11 MINUTE 39 SECONDS EAST 62.70 FEET (DEED/MEASURED) TO AN IRON PIN SET;
5. SOUTH 74 DEGREES 00 MINUTES 09 SECONDS EAST 268.34 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 448 (HERRON ROAD), PASSING AN IRON PIN SET AT 245.80 FEET;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE CENTER OF SAID COUNTY ROAD 448 THE NEXT 7 COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 34 MINUTES 44 SECONDS WEST 165.00 FEET (DEED/MEASURED) TO A POINT, SAID POINT BEING NORTH 69 DEGREES 41 MINUTES 41 SECONDS WEST 17.94 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-DISTURBED/BENT);
2. SOUTH 35 DEGREES 14 MINUTES 52 SECONDS WEST 206.30 FEET TO A POINT;
3. SOUTH 37 DEGREES 02 MINUTES 12 SECONDS WEST 153.92 FEET TO A POINT;
4. SOUTH 34 DEGREES 35 MINUTES 55 SECONDS WEST 157.95 FEET TO A POINT;
5. SOUTH 30 DEGREES 06 MINUTES 07 SECONDS WEST 285.86 FEET TO A POINT;
6. SOUTH 36 DEGREES 08 MINUTES 46 SECONDS WEST 255.09 FEET TO A POINT;
7. SOUTH 40 DEGREES 46 MINUTES 10 SECONDS WEST 244.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SECTION 16, SAID POINT BEING NORTH 87 DEGREES 17 MINUTES 09 SECONDS WEST 41.31 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-GARDNER);

**THENCE** LEAVING THE SAID ROAD AND WITH THE SAID SOUTH LINE, NORTH 87 DEGREES 17 MINUTES 09 SECONDS WEST 817.39 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-GARDNER) AT 44.00 FEET.

**CONTAINING** 45.799 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 448 (HERRON ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 163.082 ACRES TRACT COMPLETED OCTOBER 6, 1994 BY S. L. GARDNER P.S. 6884 (DEED VOLUME 1147, PAGE 342 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 19TH DAY OF JULY, 2013, FROM A FIELD SURVEY COMPLETED THE 19TH DAY OF JULY, 2013.

**OFFICE COPY**  
**NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

5655 West



DESCRIPTION  
APPROVED

By: *[Signature]* 7/19/2013

53-50-16-12-000 A

SURVEY FOR J. ANDREW & MARLA WEST

AUDITORS PARCEL NUMBER  
53-53-50-16-12-000 (ALL)

BEING THE TRACT CONVEYED FROM KATHLEEN V. BRILL, TRUSTEE TO JAMES ANDREW AND MARLA J. WEST IN O.R. VOLUME 2033, PAGE 283 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13, RANGE 11, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF A 163.082 ACRES TRACT COMPLETED OCTOBER 6, 1994 BY S.L. GARDNER PS6884 (DEED VOLUME 1147, PAGE 342 OF THE MUSKINGUM COUNTY DEED RECORDS.



JOHN H. ROSS  
O.R. VOL. 2007, PAGE 40

EARL RICHARD REUTER  
O.R. VOL. 2452, PAGE 329

JAMES ANDREW & MARLA J. WEST  
O.R. VOL. 2033, PG. 283  
45.799 ACRES

*Handwritten signature: J. Andrew & Marla J. West*

KATHLEEN VIRGINIA BRILL, TRUSTEE  
O.R. VOL. 1912, PAGE 319

MAX EUGENE BRILL  
O.R. VOL. 1774, PAGE 773

MAX BRILL  
O.R. VOL. 1846, PAGE 674

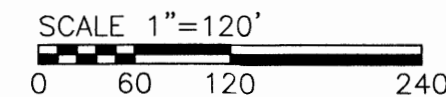
NOTE:  
CURRENT DEED FOR SUBJECT TRACT (O.R. VOL. 2033, PG. 283) HAS A MISCLASURE OF 285.6±. A MISSING COURSE WAS FOUND IN A PREVIOUS DEED (VOL. 86, PG. 371) WHICH HAS A MISCLASURE OF 15.4±.

RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 163.082 AC. TRACT COMPLETED OCT. 6, 1994 BY S.L. GARDNER PS6884  
PREVIOUS SURVEY OF A 32.955± AC. TRACT COMPLETED FEB. 9, 2004 BY S.M. BOWMAN PS7135  
PREVIOUS SURVEY OF A 77.711± AC. TRACT COMPLETED APRIL 26, 2004 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 25.70 AC. TRACT COMPLETED AUG. 10, 1981 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 47.27 AC. TRACT COMPLETED MARCH 28, 1887 BY J.D. FISHER, DEPUTY SURVEYOR  
DEED BOOK VOL. 183, PG. 25  
DEED BOOK VOL. 86, PG. 371  
DEED BOOK VOL. 64, PG. 171  
DEED BOOK VOL. 63, PG. 64  
DEED BOOK VOL. 54, PG. 94  
DEED BOOK VOL. 1, PG. 105  
DEED BOOK VOL. 4, PG. 111  
DEED BOOK VOL. 214, PG. 234  
DEED BOOK VOL. 260, PG. 297  
DEED BOOK VOL. 260, PG. 428  
DEED BOOK VOL. 362, PG. 502  
DEED BOOK VOL. 519, PG. 750  
DEED BOOK VOL. 520, PG. 217  
DEED BOOK VOL. 687, PG. 199  
DEED BOOK VOL. 214, PG. 234  
MUSKINGUM COUNTY TAX MAPS  
VARIOUS MAPS FROM 1854 TO PRESENT  
MUSKINGUM COUNTY GIS

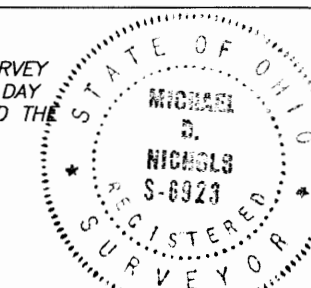
LEGEND

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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 19th DAY OF JULY, 2013, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF JULY, 2013.

MICHAEL D. NICHOLS  
REGISTERED 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@rohio.com

DRAWN BY: JWL DATE: 7-19-13 SCALE: 1"=120'  
CHECKED BY: MDN JOB NO: 5655 DRAWING NO: Z:\5655\5655.dwg

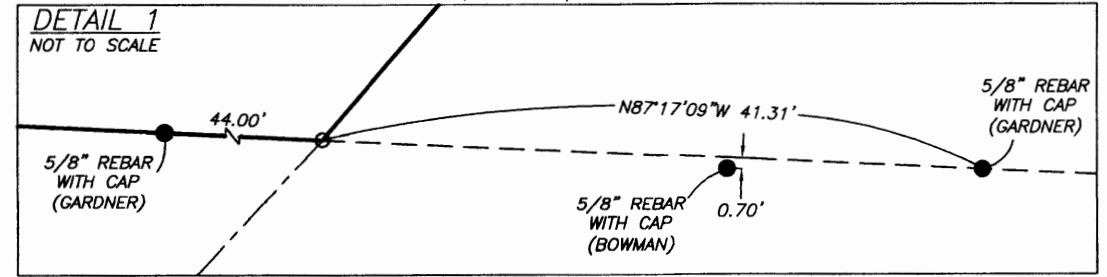
N03°01'44"E 1657.00' TOTAL (PRORATED)  
1683.00' DEED  
1624.97'

PROPERTY LINE CALCULATES 26' SHORTER BY PRORATION (BETWEEN NORTHWEST CORNER AND SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16) THAN SUBJECT DEED (O.R. VOL. 2033, PG. 283).

ZONE A OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 39119C0345G, EFFECTIVE DATE OF JULY 6, 2010, ZONE A PLOTTED FOR GRAPHICAL REFERENCE ONLY. EXACT ELEVATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

€ OF ROAD BASED ON PREVIOUS SURVEY OF ADJOINING PROPERTY BY S.M. BOWMAN.  
ROAD FRONTAGE FROM SUBJECT DEED (O.R. VOL. 2033, PG. 283) CALCULATED 28.5± LONGER THAN PREVIOUS SURVEY OF ADJOINING PROPERTY (O.R. VOL. 1846, PG. 674).

€ OF ROAD BY DEED (O.R. VOL. 2033, PG. 283 - DEED BOOK VOL. 86, PG. 371). EVIDENCE OF OLD ROAD BED FOUND. CURRENT DEED FOR ADJOINER (O.R. VOL. 1846, PG. 674) CALLS FOR THE CURRENT CENTERLINE OF HERRON ROAD. SUBJECT TRACT OWNER (JAMES ANDREW & MARLA J. WEST) TO QUIT CLAIM ALL RIGHTS TO PROPERTY ON THE EAST SIDE OF THE CURRENT CENTERLINE OF HERRON ROAD, AS PREVIOUSLY SURVEYED BY S.M. BOWMAN, TO ADJOINING PROPERTY OWNER (MAX BRILL).



SOUTHWEST CORNER OF SECTION 16  
SECTION 17 SECTION 16 SECTION 20 SECTION 21  
N87°17'09"W 817.39' TOTAL  
773.39'  
809.82 DEED  
5/8" REBAR WITH CAP (GARDNER)

DEAN A. & NANCY V. EUCKER  
O.R. VOL. 2077, PAGE 644

DONALD & SHARON OLIVER  
DEED VOL. 1147, PAGE 342

DONALD & SHARON OLIVER  
DEED VOL. 1147, PAGE 342