

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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**SURVEY FOR LESTER PROUTY
AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART – 50.449 ACRES)**

BEING A PART OF THE PARCEL CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHEAST CORNER OF LOT 9;

THENCE WITH THE EAST LINE OF THE SAID LOT (WEST LINE OF A PARCEL CONVEYED KATES PLACE LLC IN O.R. VOLUME 2459, PAGE 534 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), SOUTH 01 DEGREES 30 MINUTES 12 SECONDS WEST 1033.14 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 01 DEGREES 30 MINUTES 12 SECONDS EAST 600.00 FEET FROM AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 9;

THENCE LEAVING THE SAID EAST LINE AND WITH THE NORTH AND WEST LINES OF A 10.000 ACRES PARCEL SPLIT FROM THE ABOVE SAID PROUTY PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 88 DEGREES 10 MINUTES 02 SECONDS WEST 726.00 FEET TO AN IRON PIN SET;
2. SOUTH 01 DEGREES 30 MINUTES 12 SECONDS WEST 600.00 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT 9;

THENCE WITH THE SAID SOUTH LINE OF LOT 9 (ALSO THE NORTH LINE OF A PARCEL CONVEYED TO JERRY G. SARBAUGH, TRUSTEE, IN O.R. VOLUME 2280, PAGE 127, NORTH 88 DEGREES 10 MINUTES 02 SECONDS WEST, PASSING AN IRON PIN SET AT 1026.71 FEET, A TOTAL DISTANCE OF 1047.41 FEET TO A POINT IN THE CENTER OF SARBAUGH ROAD (TOWNSHIP ROAD 180), SAID POINT BEING SOUTH 88 DEGREES 10 MINUTES 02 SECONDS EAST 900.67 FEET FROM AN EXISTING STONE AT THE SOUTHWEST CORNER OF LOT 9;

THENCE WITH THE CENTER OF THE SAID ROAD (ALSO THE EAST LINE OF A PARCEL CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 08 DEGREES 16 MINUTES 04 SECONDS WEST 547.97 FEET TO A POINT;
2. NORTH 22 DEGREES 19 MINUTES 32 SECONDS WEST 80.83 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH AND EAST LINES OF A 2.164 ACRES PARCEL SPLIT FROM THE ABOVE SAID PROUTY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 52 DEGREES 54 MINUTES 13 SECONDS EAST 466.41 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET 37.46 FEET;
2. NORTH 05 DEGREES 53 MINUTES 23 SECONDS EAST 90.12 FEET TO AN IRON PIN SET;
3. NORTH 36 DEGREES 37 MINUTES 15 SECONDS WEST 37.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EAST LINE OF A 4.056 ACRES PARCEL SPLIT FROM THE ABOVE SAID PROUTY PARCEL, NORTH 10 DEGREES 55 MINUTES 55 SECONDS WEST 128.04 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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THENCE WITH THE SOUTH AND EAST LINE OF A 6.287 ACRES PARCEL SPLIT FROM THE ABOVE SAID PROUTY PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 79 DEGREES 04 MINUTES 24 SECONDS EAST 278.37 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 07 DEGREES 23 MINUTES 02 SECONDS EAST 425.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE NORTH LINE OF LOT 9, SAID IRON PIN BEING SOUTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 1396.50 FEET FROM AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

THENCE WITH THE SAID NORTH LINE OF LOT 9 (ALSO THE SOUTH LINE OF A PARCEL CONVEYED TO RICHARD L. AND LESLIE S. VERNON IN O.R. 2067, PAGE 734), SOUTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 8.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE CONTINUING WITH THE SAID NORTH LINE OF LOT 9 (ALSO THE SOUTH LINE OF THE SAID VERNON PARCEL AND A PARCEL CONVEYED TO EARL AND IDA DANIELLE SHALOSKY IN O.R. VOLUME 2179, PAGE 440, SOUTH 88 DEGREES 03 MINUTES 56 SECONDS EAST 1254.44 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 854.44 FEET.

CONTAINING 50.449 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF SARBAUGH ROAD (TOWNSHIP ROAD 180) AND ALL OTHER APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

THENCE WITH THE WEST LINE OF THE SAID LOT, SOUTH 02 DEGREES 00 MINUTES 52 SECONDS WEST 135.47 FEET TO A POINT IN SARBAUGH ROAD (TOWNSHIP ROAD 180);

THENCE WITH THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 31 DEGREES 22 MINUTES 24 SECONDS EAST 155.35;
2. SOUTH 38 DEGREES 14 MINUTES 02 SECONDS EAST 84.27 FEET TO A POINT;
3. SOUTH 42 DEGREES 14 MINUTES 47 SECONDS EAST 846.49 FEET TO A POINT;
4. SOUTH 22 DEGREES 19 MINUTES 32 SECONDS EAST 93.63 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING INTO THE ABOVE SAID PROUTY PARCEL WITH THE SOUTH LINE OF A 2.164 ACRE SPLIT FROM THE SAID PROUTY PARCEL, NORTH 52 DEGREES 54 MINUTES 13 SECONDS EAST 338.21 FEET TO A POINT, PASSING AN IRON PIN SET AT 37.46 FEET;

THENCE LEAVING THE SAID SOUTH LINE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING NORTH 52 DEGREES MINUTES 13 SECONDS EAST 98.61 FEET, DELTA ANGLE OF 160 DEGREES 51 MINUTES 43 SECONDS) AN ARC LENGTH OF 140.38 FEET TO A POINT ON THE SOUTH LINE OF THE SAID 2.164 ACRE PARCEL;

THENCE WITH THE SOUTH AND EAST LINES OF THE SAID 2.164 ACRE PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 52 DEGREES 54 MINUTES 13 SECONDS EAST 29.59 FEET TO AN IRON PIN SET;
2. NORTH 05 DEGREES 53 MINUTES 23 SECONDS EAST 90.12 FEET TO AN IRON PIN SET;
3. NORTH 36 DEGREES 37 MINUTES 15 SECONDS WEST 37.28 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE CONTINUING THROUGH THE SAID PROUTY PARCEL THE FOLLOWING SIX COURSES AND DISTANCES:

1. NORTH 44 DEGREES 19 MINUTES 19 SECONDS EAST 160.41 FEET TO A POINT;
2. NORTH 82 DEGREES 54 MINUTES 55 SECONDS EAST 124.92 FEET TO A POINT;
3. SOUTH 52 DEGREES 38 MINUTES 57 SECONDS EAST 196.82 FEET TO A POINT;

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4. SOUTH 31 DEGREES 30 MINUTES 03 SECONDS EAST 222.98 FEET TO A POINT;
5. SOUTH 77 DEGREES 24 MINUTES 38 SECONDS EAST 80.20 FEET TO A POINT;
6. SOUTH 49 DEGREES 59 MINUTES 34 SECONDS EAST 400.40 FEET TO A POINT ON THE NORTH LINE OF A 10.000 ACRE PARCEL SPLIT FROM THE SAID PROUTY PARCEL;

THENCE WITH THE NORTH LINE OF THE SAID 10.000 ACRE PARCEL, NORTH 88 DEGREES 10 MINUTES 02 SECONDS WEST 80.90 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID PROUTY PARCEL THE FOLLOWING NINE COURSES AND DISTANCES:

1. NORTH 49 DEGREES 59 MINUTES 34 SECONDS WEST 324.60 FEET TO A POINT;
2. NORTH 77 DEGREES 24 MINUTES 38 SECONDS WEST 89.20 FEET TO A POINT;
3. NORTH 31 DEGREES 30 MINUTES 03 SECONDS WEST 234.82 FEET TO A POINT;
4. NORTH 52 DEGREES 38 MINUTES 57 SECONDS WEST 167.07 FEET TO A POINT;
5. SOUTH 82 DEGREES 54 MINUTES 55 SECONDS WEST 86.97 FEET TO A POINT;
6. SOUTH 44 DEGREES 19 MINUTES 19 SECONDS WEST 125.42 FEET TO A POINT;
7. SOUTH 05 DEGREES 47 MINUTES 09 SECONDS WEST 101.17 FEET TO A POINT;
8. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (CHORD BEARING SOUTH 50 DEGREES 43 MINUTES 52 SECONDS WEST 190.97 FEET, DELTA ANGLE OF 145 DEGREES 25 MINUTES 43 SECONDS) AN ARC LENGTH OF 253.82 FEET TO A POINT;
9. SOUTH 52 DEGREES 54 MINUTES 13 SECONDS WEST 299.83 FEET TO A POINT ON THE ABOVE SAID EAST LINE OF THE PHALEN PARCEL, SAID POINT BEING IN THE ABOVE SAID ROAD;

THENCE WITH THE SAID PHALEN EAST LINE AND THE SAID ROAD, NORTH 22 DEGREES 19 MINUTES 32 SECONDS WEST 25.85 FEET TO THE **PLACE OF BEGINNING**.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS6885, DATED NOVEMBER 3rd, 2005.

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 26TH DAY OF APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 14TH DAY OF APRIL, 2016.

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



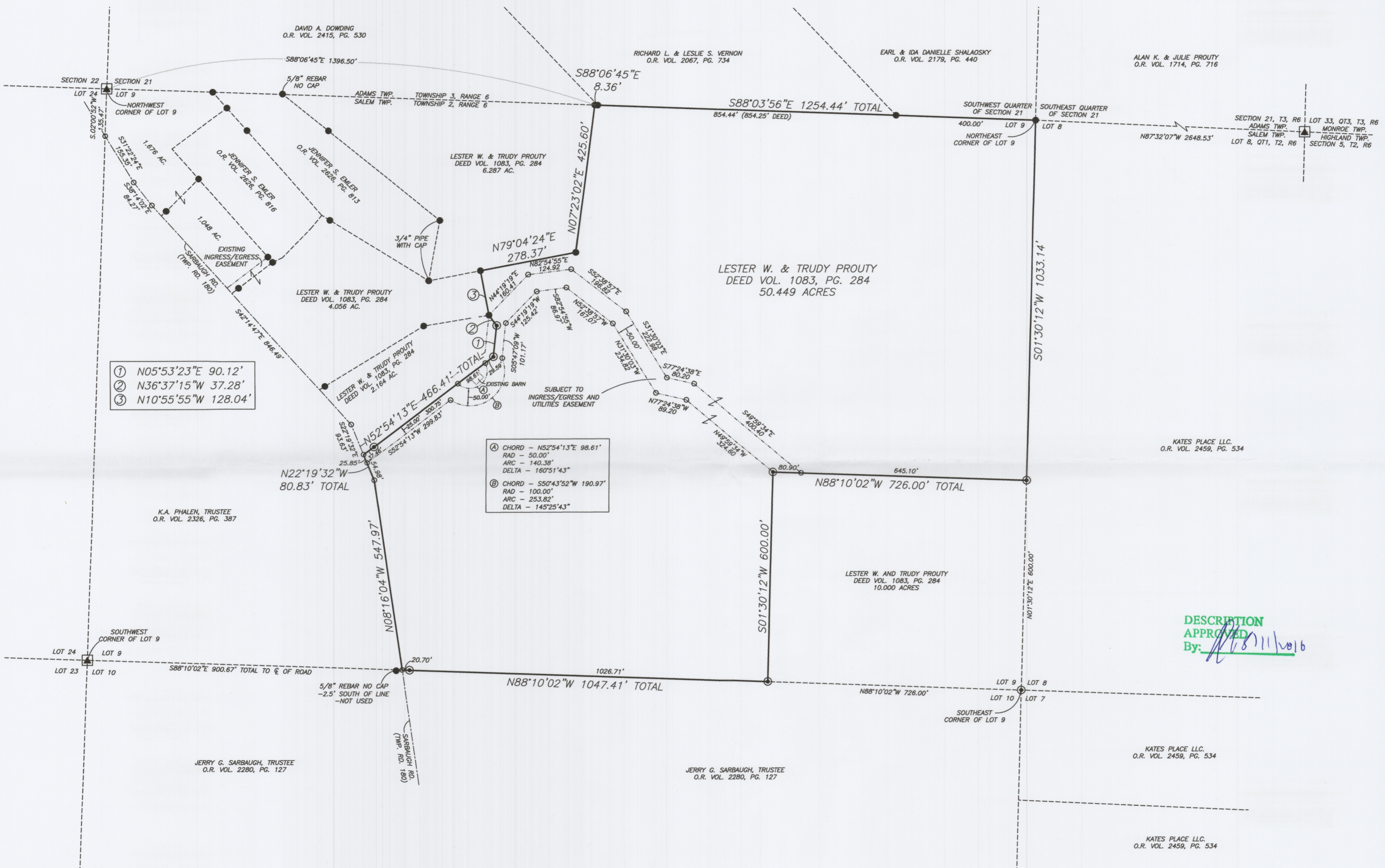
DESCRIPTION
APPROVED
By: Michael D. Nichols

SURVEY FOR LESTER PROUTY

AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 50.449 AC.)

BEING A PART OF THE PARCEL CONVEYED TO LESTER AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS 6885, DATED NOVEMBER 3rd, 2005.



- ① N05°53'23\"E 90.12'
- ② N36°37'15\"W 37.28'
- ③ N10°55'55\"W 128.04'

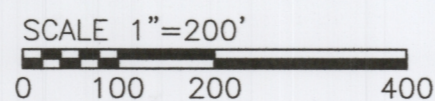
- A CHORD - N52°54'13\"E 98.61'
RAD - 50.00'
ARC - 140.38'
DELTA - 160°51'43"
- B CHORD - S50°43'52\"W 190.97'
RAD - 100.00'
ARC - 253.82'
DELTA - 145°25'43"

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.792± AC. TRACT COMPLETED AUG. 7, 1984 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 20.59 AC. TRACT COMPLETED NOVEMBER 3, 2005 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.916± AC. TRACT COMPLETED SEPT. 20, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.340± AC. TRACT COMPLETED OCT. 12, 1987 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 19.74 AC. TRACT COMPLETED NOV. 15, 1991 BY R.L. DANIELS PS5410
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN (5/8\"/>



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.

I 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 APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF APRIL, 2016.

OFFICE COPY
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

DESCRIPTION APPROVED
By: *[Signature]* 4/26/16

BASELINE SURVEYING, INC.
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PH: 740-453-4850 F: 740-450-1000
EMAIL: BEI@OHIORR.COM

LESTER PROUTY
56-56-30-01-04-000
SALEM TWP., MUSKINGUM CO., OHIO

DRAWN BY:	JWL 04/26/16	FILENAME: Z:\5852\5852.dwg	PLOT DATE: 04/26/16	
CHECKED BY:	MDN 04/26/16			REVISIONS
INITIAL - DATE				
SHEET NO. S-1				
SCALE: 1\"/>				