

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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PAUL G. AND CARLA J. ROUSE

AUDITORS PARCEL NUMBER 56-56-90-21-17-005 (PART – 5.120 AC.)

BEING A PART OF THE 44.81 ACRES CONVEYED TO PAUL G. AND CARLA J. ROUSE IN O.R. VOLUME 2058, PAGE 270 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, 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) AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER (ALSO THE NORTH LINE OF TRACTS CONVEYED TO TERENCE L. AND KAREN L. PORTER –O.R. VOLUME 1624, PAGE 887), NORTH 87 DEGREES 41 MINUTES 57 SECONDS WEST 468.50 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 189 (ARCH HILL ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 453.50 FEET;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTER OF SAID ROAD AND THE EAST LINE OF A TRACT CONVEYED TO THOMAS J. AND CAROLYN R. BAKER (O.R. VOLUME 2511, PAGE 897), NORTH 03 DEGREES 27 MINUTES 35 SECONDS EAST 474.09 FEET TO A POINT AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO SONORA PROPERTIES, LLC (O.R. VOLUME 1805, PAGE 425);

THENCE CONTINUING WITH THE SAID ROAD AND WITH THE EAST LINE OF THE SAID SONORA PROPERTIES TRACT, NORTH 03 DEGREES 41 MINUTES 25 SECONDS EAST 51.87 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID ROUSE TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 32 MINUTES 25 SECONDS EAST 464.03 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 17.03 FEET;
2. SOUTH 02 DEGREES 59 MINUTES 53 SECONDS WEST 516.50 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 5.580 ACRES, EXCEPTING 0.46 ACRES (PARCEL 56-56-90-21-18-000) AS PREVIOUSLY DESCRIBED IN DEED VOLUME 740, PAGE 272, REMAINDER BEING 5.120 ACRES (TOTAL), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 189 (ARCH HILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 44.81 ACRE TRACT COMPLETED AUGUST 25, 2006 BY R. M. GRAVES, PS 5792

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 8TH DAY OF JUNE, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF JUNE, 2015.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/16/15
Date

Fee Paid

DESCRIPTION
APPROVED

By: [Signature] 6/16/2015

SURVEY FOR PAUL & CARLA ROUSE

AUDITORS PARCEL NUMBER
56-56-90-21-17-005 (PART-5.120 ACRES)

BEING A PART OF THE 44.81 ACRES CONVEYED TO PAUL G. AND CARLA J. ROUSE IN OFFICIAL RECORD VOLUME 2058, PAGE 270 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE ABOVE SAID 44.81 ACRES COMPLETED BY R. M. GRAVES PS 5792 DATED AUGUST 25, 2006



SCALE 1"=150'

0 75 150 300

DESCRIPTION
APPROVED

By: *[Signature]* 5/16/2015

SONORA PROPERTIES, LLC
O.R. VOL. 1805, PG. 425

NOTE 1: PAUL G. & CARLA J. ROUSE
O.R. VOL. 2058, PG. 270
PAR. 56-56-90-21-18-000
0.46 AC.-EXCEPTED FROM DESCRIBED TRACT
UNDER LAND CONTRACT
FOR DESCRIPTION SEE PREVIOUS DEED VOLUME 740, PAGE 272

PAUL G. & CARLA J. ROUSE
O.R. VOL. 2058, PG. 270
PAR. 56-56-90-21-17-005 (PART)

PAUL G. & CARLA J. ROUSE
O.R. VOL. 2058, PG. 270
PAR. 56-56-90-21-22-000

THOMAS J. & CAROLYN R. BAKER
O.R. VOL. 2511, PG. 897

N.03°41'25"E. 51.87'
S.86°32'25"E. 464.03'

N.03°27'35"E. 474.09'

3/4" PIPE
SEE NOTE 1
3/4" PIPE

CO. RD. 189
(ARCH HILL ROAD)

PAUL G. & CARLA J. ROUSE
O.R. VOL. 2058, PG. 270
5.580 ACRES-EXCEPTING 0.46 ACRES
5.120 ACRES-TOTAL

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

Date
6/16/15

SOUTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 21

5/8" REBAR
W/CAP-GRAVES
15.00'

N.87°41'57"W. 468.50'

SALEM TOWNSHIP
SECTION 21
PERRY TOWNSHIP
SECTION 1

PATTY LOU SHARKEY
O.R. VOL. 2080, PG. 627

TERENCE L. & KAREN L. PORTER
O.R. VOL. 1624, PG. 887

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF 44.81 AC. TRACT
COMPLETED AUG. 25, 2006 BY R.M. GRAVES PS 5792
PREVIOUS SURVEY OF A 0.46 AC. TRACT
COMPLETED APRIL 27, 1976 BY R.L. DANIELS PS 5410
PREVIOUS SURVEY OF A 1.00 AC. TRACT
COMPLETED BY R.L. DANIELS PS 5410

LEGEND

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

Date
6/16/15

Fee Paid

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 8th DAY OF JUNE, 2015, FROM
A FIELD SURVEY COMPLETED THE 5th DAY OF JUNE,
2015.

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: 06-08-15

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 5784

DRAWING NO:
C:\JOB FOLDERS\5784.dwg