

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)

Telephone (740) 453-4850  
Fax (740) 450-1000

## SURVEY FOR DAVID AND MARY DELANEY

**TIMOTHY E. LEWIS**  
AUDITORS PARCEL NUMBER  
60-60-80-28-12-001 (ALL)

BEING THE PARCEL CONVEYED TO TIMOTHY E. LEWIS IN O.R. VOLUME 1697, PAGE 425 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28;

**THENCE** SOUTH 85 DEGREES 29 MINUTES 22 SECONDS EAST 660.00 FEET (DEED) TO A POINT;

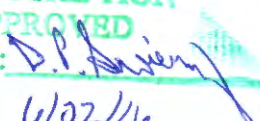
**THENCE** SOUTH 04 DEGREES 30 MINUTES 38 SECONDS WEST 1650.00 FEET (DEED) TO AN EXISTING STONE (4 INCH BY 8 INCH WITH 'X'), SAID STONE BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE NORTH LINE OF A PARCEL CONVEYED TO ADVANCED PROCEDURES, INC. IN O.R. VOLUME 2386, PAGE 1, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 66 DEGREES 40 MINUTES 40 SECONDS EAST 165.26 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP -FOUND LEANING/RESET);
2. SOUTH 47 DEGREES 11 MINUTES 45 SECONDS WEST 222.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. SOUTH 79 DEGREES 39 MINUTES 57 SECONDS WEST 668.13 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE WITH CRUSHED CAP) ON THE WEST LINE OF SECTION 28 AND SALT CREEK TOWNSHIP, SAID IRON PIN BEING SOUTH 62 DEGREES 56 MINUTES 46 SECONDS EAST 146.45 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP);

**THENCE** WITH THE SAID WEST LINE OF SECTION 28 (EAST LINE OF SECTION 29 AND THE EAST LINE OF A PARCEL CONVEYED TO CHERYL L. SALYERS AND RICKY FERGUSON IN DEED VOLUME 1026, PAGE 47), NORTH 02 DEGREES 47 MINUTES 23 SECONDS EAST 658.73 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A PARCEL CONVEYED TO DAVID A. AND MARY JANE DELANEY IN DEED VOLUME 1142, PAGE 527, SAID IRON PIN SET BEING SOUTH 02 DEGREES 47 MINUTES 23 SECONDS WEST 634.04 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) AND SOUTH 63 DEGREES 12 MINUTES 17 SECONDS EAST 333.99 FEET FROM AN IRON PIN SET (IRON PIN SET TO REPLACE AN EXISTING BENT 5/8 INCH REBAR);

5881 DELANEY

DESCRIPTION  
APPROVED  
By:   
6/02/16

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**THENCE** LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF THE SAID DELANEY PARCEL, SOUTH 63 DEGREES 12 MINUTES 17 SECONDS EAST 713.25 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 6.930 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE A 60 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT AND A TEMPORARY INGRESS/EGRESS EASEMENT ON THE EXISTING DRIVEWAY AS RECORDED IN O.R. VOLUME 1697, PAGE 425 AND DEED VOLUME 1026, PAGE 47.

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

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 13.30 MORE OR LESS ACRES COMPLETED AUGUST 20, 1984 BY J.R. MARSHALL, PS5307.

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 27TH DAY OF MAY, 2016, FROM A FIELD SURVEY COMPLETED THE 25TH DAY OF MAY, 2016.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



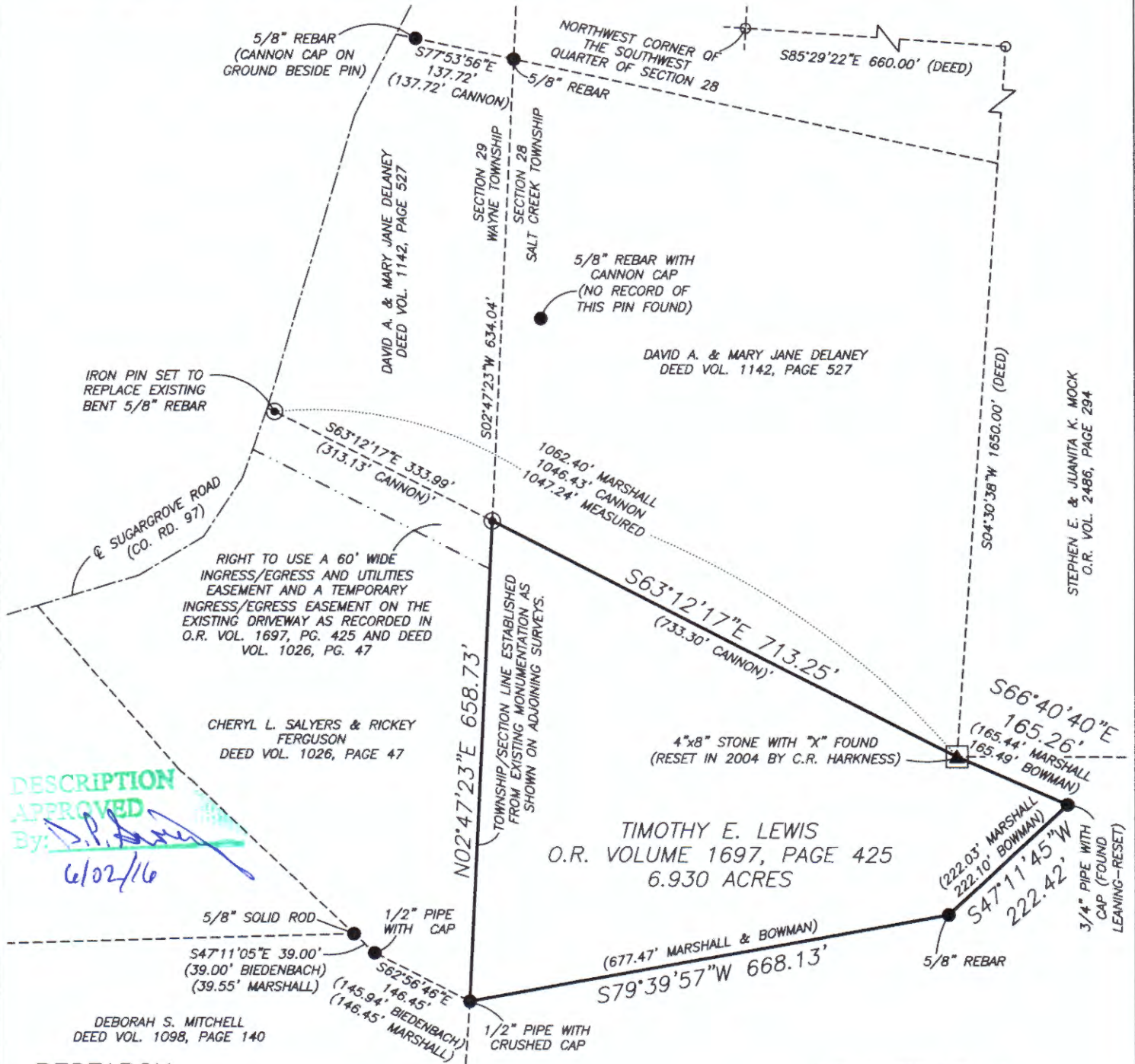
DESCRIPTION  
APPROVED  
By: *[Signature]*  
6/02/16

# SURVEY FOR DAVID AND MARY DELANEY

AUDITORS PARCEL NUMBER  
60-60-80-28-12-001 (ALL)

BEING THE PARCEL CONVEYED TO TIMOTHY E. LEWIS IN O.R. VOLUME 1697, PAGE 425 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 13.30 MORE OR LESS ACRES COMPLETED AUGUST 20, 1984 BY J.R. MARSHALL, PS5307.



**DESCRIPTION APPROVED**  
By: *[Signature]*  
6/02/16

### RESEARCH

- DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 13.30± AC. PARCEL COMPLETED AUG. 20, 1984 BY J.R. MARSHALL PS5307  
 PREVIOUS SURVEY OF A 23.8578± AC. PARCEL COMPLETED JAN. 30, 1994 BY S.M. BOWMAN PS7135  
 PREVIOUS SURVEY OF AN 18.871± AC. PARCEL COMPLETED MARCH 7, 1994 BY W.J. BIEDENBACH PS5718  
 PREVIOUS SURVEY OF A 118.34 AC. PARCEL COMPLETED JULY 6, 2004 BY C.R. HARKNESS PS6885  
 PREVIOUS SURVEY OF A 24.57 AC. PARCEL COMPLETED AUG. 20, 1984 BY J.R. MARSHALL PS5307  
 PREVIOUS SURVEY OF A 14.44 AC. PARCEL COMPLETED MARCH 5, 1991 BY K. CANNON PS7224  
 PREVIOUS SURVEY OF AN 8.48 AC. PARCEL COMPLETED JULY 16, 1992 BY K. CANNON PS7224

### LEGEND

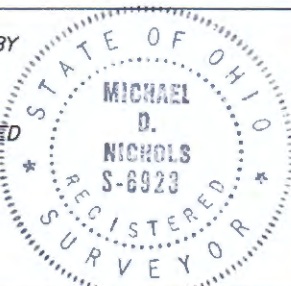
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=200'



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 27th DAY OF MAY, 2016 FROM A FIELD SURVEY COMPLETED THE 25th DAY OF MAY, 2016.

**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL 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: 05-27-16

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5881

DRAWING NO:  
Z:\5881\5881.dwg