

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com

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

WALTER SMITH

AUDITOR'S PARCEL NUMBERS

66-66-10-08-07-000 (PART – 1.684 AC. TOTAL)
(0.542 AC. IN ROAD RIGHT-OF-WAY)

BEING A PART OF PARCEL 2 AS CONVEYED TO WALTER D. AND LEONA D. SMITH IN O.R. VOLUME 1882, PAGE 591 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8;

THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SOUTH 88 DEGREES 04 MINUTES 03 SECONDS EAST 475.80 FEET TO AN EXISTING IRON PIN (1 INCH AXLE);

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF PARCEL 1 – TRACT 1 AS CONVEYED TO WALTER D. AND LEONA D. SMITH IN O.R. VOLUME 1882, PAGE 591, SOUTH 01 DEGREES 46 MINUTES 10 SECONDS WEST 955.31 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID PARCEL 2 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 88 DEGREES 14 MINUTES 11 SECONDS EAST 247.05 FEET TO AN IRON PIN SET;
2. SOUTH 06 DEGREES 56 MINUTES 55 SECONDS EAST 226.95 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40 (EAST PIKE), PASSING AN IRON PIN SET AT THE NORTH RIGHT-OF-WAY OF THE SAID ROAD AT 153.62 FEET;
3. WITH THE CENTER OF THE SAID ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 3819.72 FEET (CHORD BEARING SOUTH 68 DEGREES 53 MINUTES 18 SECONDS WEST 304.98 FEET, DELTA ANGLE 4 DEGREES 34 MINUTES 33 SECONDS) AN ARC LENGTH OF 305.06 FEET TO A POINT ON THE ABOVE SAID EAST LINE OF PARCEL 1 – TRACT 1, SAID POINT BEING NORTH 01 DEGREES 46 MINUTES 10 SECONDS EAST 136.43 FEET FROM AN EXISTING IRON PIN (1 INCH ROD);

THENCE LEAVING THE SAID ROAD AND WITH THE SAID EAST LINE, NORTH 01 DEGREES 46 MINUTES 10 SECONDS EAST, PASSING AN IRON PIN SET AT 125.17 FEET, A TOTAL DISTANCE OF 327.69 FEET TO THE **PLACE OF BEGINNING**;

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CONTAINING 1.684 ACRES TOTAL (0.542 ACRES IN ROAD RIGHT-OF-WAY), SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF AN 18.00 ACRE TRACT AS SURVEYED BY R.M. GRAVES PS5792, DATED AUGUST 1992.

I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 3RD DAY OF MARCH, 2016, FROM A FIELD SURVEY COMPLETED THE 3RD DAY OF MARCH, 2016.

**OFFICE COPY
NOT RECORDABLE**
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/29/16
Date

Fee Paid

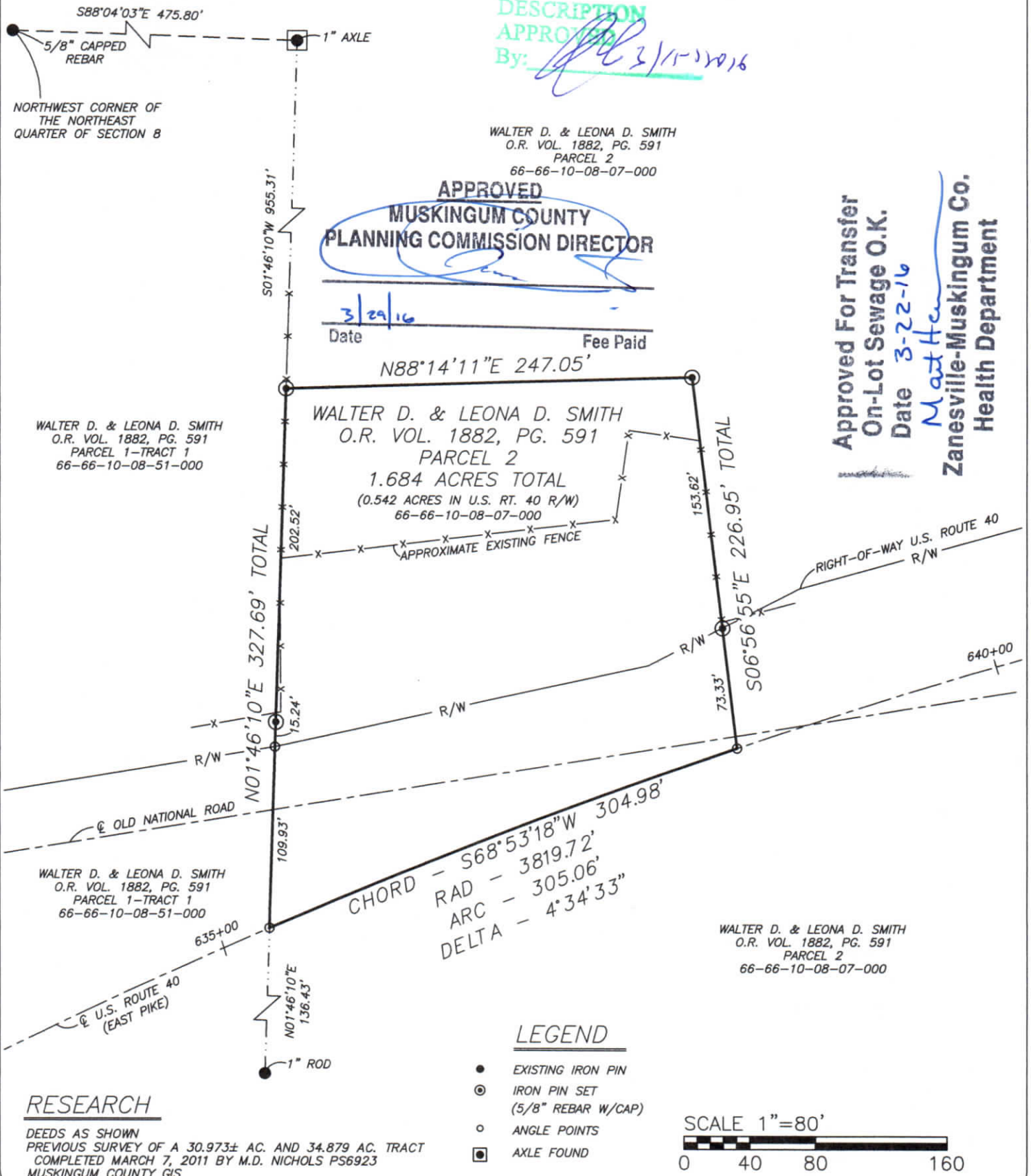
DESCRIPTION
APPROVED
By: *[Signature]* 3/15/2016

SURVEY FOR WALTER SMITH

AUDITORS PARCEL NUMBER
66-66-10-08-07-000 (PART)

BEING A PART OF PARCEL 2 AS CONVEYED TO WALTER D. AND LEONA D. SMITH IN O.R. VOLUME 1882, PAGE 591 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF AN 18.00 ACRE TRACT AS SURVEYED BY R.M. GRAVES PS 5792, DATED AUGUST 1992.



I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 3rd DAY OF MARCH, 2016, FROM A FIELD SURVEY COMPLETED THE 3rd DAY OF MARCH, 2016.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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@rrhio.com

DRAWN BY: JWL

DATE: 03-03-16

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5847

DRAWING NO:
Z:\5847\5847.dwg

AUDITORS PARCEL NUMBER
66-66-10-08-51-000 (PARCEL 1-TRACT 1 AND 2)
66-66-10-08-52-000 (PARCEL 1-TRACT 3)
66-66-10-08-07-000 (PARCEL 2)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF AN 18.00 ACRE TRACT
AS SURVEYED BY R.M. GRAVES PS 5792, DATED AUGUST 1992.

S.B. RODERICK & K.B.
HUDSON
VOL. 2252, PG. 212

822.54'

VOL 1882, PG. 591
PARCEL 1-TRACT 3
66-66-10-08-52-000

WALTER D. AND LEONA D. SMITH
VOL. 1882, PG. 591

34.879± ACRES TOTAL SOUTH OF U.S. ROUTE 40
(3.328± AC. IN ROAD R/W)

(31.551± ACRES SOUTH OF RAILROAD (DESCRIPTION 1) AND
3.328± ACRES NORTH OF RAILROAD (DESCRIPTION 2))

66-66-10-08-51-000 27.961± AC. (SOUTH OF U.S. RT. 40)

66-66-10-08-07-000 1.920± AC. (SOUTH OF U.S. RT. 40)

66-66-10-08-52-000 4.998± AC. (ALL)

① CHORD - $N72^{\circ}35'17"E$ 282.87'
RAD - $11408.18'$
ARC - $282.88'$

② CHORD - $N65^{\circ}18'33"E$ 1001.26'
RAD - $3788.72'$
ARC - $1004.33'$

③ CHORD - $S65^{\circ}48'28"W$ 961.12'
RAD - $3898.72'$
ARC - $963.61'$

④ CHORD - $S72^{\circ}40'19"W$ 326.29'
RAD - $11909.18'$
ARC - $326.30'$

VOL 1882, PG. 591
PARCEL 1-TRACT 2
66-66-10-08-51-000

NOTE: BY DEED FROM A.S. CALDWELL TO CENTRAL OHIO RAILROAD COMPANY, VOL. 117, PG. 383, - THE RIGHT TO USE THE STRIP OF LAND FOR A RAILROAD "SO LONG AS MAY BE NECESSARY"

EXISTING GRAVEL DRIVEWAY
(NOTE: POSSIBLE LOCATION OF ONE OF TWO
"WAGON CROSSINGS" MENTIONED IN DEED FROM
A.S. CALDWELL TO CENTRAL OHIO RAILROAD
COMPANY, DEED VOL. 117, PG. 383)

DESCRIPTION 1 (31.551 ACRES) AND DESCRIPTION 3 (3.328 ACRES) SHALL NOT BE TRANSFERRED INDEPENDENTLY FROM ONE ANOTHER, UNTIL SUCH TIME THAT IT HAS BEEN APPROVED BY THE MUSKOGUMM COUNTY PLANNING COMMISSION.

NOTE TO AUDITOR: PLEASE TAKE THE COMBINED
ACREAGE OF 34.879 ACRES (FOR DESCRIPTION 1
AND DESCRIPTION 2) AND MAKE A SINGLE TAX CARD
FOR THE TOTAL ACREAGE AS THEY ARE NOT
INTENDED TO BE CONVEYED SEPARATELY.

SOUTHWEST CORNER OF
THE NORTHEAST QUARTER
OF SECTION 8


RESEARCH

DEED AS SHOWN
DEED VOL. 415, PG. 443
PREVIOUS SURVEY OF AN 18.00 AC. TRACT
COMPLETED AUG. 1982 BY R.M. GRAVES PS 5782
PREVIOUS SURVEY OF AN 71.90 AC. TRACT
COMPLETED FEB. 2, 1983 BY R.L. DANIELS PS 5410
PREVIOUS SURVEY OF A 44.2915 AC. TRACT
COMPLETED AUG. 25, 1984 BY R.L. BUCHENBACH PS5718
PREVIOUS SURVEY OF A 44.00 AC. TRACT
COMPLETED JUNE 2, 1986 BY R.M. ROBERTS PS5803
STATE ROUTE 40 RIGHT-OF-WAY PLANS
B & O RAILROAD MAP STA. 3273+80 - 3379+80
MUSKOGEE COUNTY GIS

LEGEND

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

SCALE 1"=250'



0 125 250 500

BIEDENBACH SURVEYING, INC.

phone: 740-453-6850, fax: 740-450-1000, email: BEH@BROHO.COM

DRAWN BY: JWL

DATE: 03-07-1

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 5359

2-15359-1 KMS-2000

VOL. 1882, PG. 591

30.973± ACRES TOTAL NORTH OF U.S. RT. 40

(3.446± AC. IN ROAD R/W)

66-66-10-08-07-000 15.579± AC. (NORTH OF U.S. RT. 40)

66-66-10-08-51-000 15.394± AC. (NORTH OF U.S. RT. 40)

DESCRIPTION

APPROVED
By: [Signature] 3/25/2011

CHORD= $S.67^{\circ}10'51''W:$
 $1163.92'$
 $R= 3819.72'$
 $ARC= 1168.47'$

VOL 1882 PG. 591
PARCEL 1-TRACT 1
66-66-10-08-51-000

C.R. READ, TRUSTEE
VOL. 2234, PG. 814

D.W. JORDAN —
VOL 1032, PG. 76

W.K. CHESSE JR.
(TRUSTEE)
VOL. 793, PG. 285

NOT RECORDED

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #682

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STATE OF OHIO
MICHAEL D. HORNES
S-8223
REGISTERED SURVEYOR