

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ALLEY VACATION FOR DUSTIN AND MEGAN SMART

BEING ALL OF THE 13 FEET WIDE ALLEY, KNOWN AS DENNY STREET, NORTHWEST OF THE 16.5 FEET WIDE ALLEY, KNOWN AS NORTH STREET, AS SHOWN ON THE PLAT OF NORWICH (DEED BOOK A-O, PAGE 112); SITUATED BETWEEN LOT 43 AND LOT 45 OF THE VILLAGE OF NORWICH, SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 45 OF NORWICH (CONVEYED TO DUSTIN M. AND MEGAN M. SMART IN O.R. VOLUME 2757, PAGE 496), AS RECORDED IN DEED BOOK A-O, PAGE 112 OF THE MUSKINGUM COUNTY DEED RECORDS (REPLAT RECORDED IN PLAT BOOK 9, PAGE 57 OF THE MUSKINGUM COUNTY PLAT RECORDS);

THENCE WITH THE NORTH LINE OF LOT 45 EXTENDED, SOUTH LINE OF A PARCEL CONVEYED TO DUSTIN M. AND MEGAN M. SMART IN O.R. VOLUME 2757, PAGE 496 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST 13.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 43 OF NORWICH;

THENCE WITH THE WEST LINE OF LOT 43 (CONVEYED TO DUSTIN M. AND MEGAN M. SMART IN O.R. VOLUME 2757, PAGE 496), SOUTH 40 DEGREES 00 MINUTES 00 SECONDS EAST 165.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 43, SAID POINT BEING SOUTH 50 DEGREES 00 MINUTES 00 SECONDS WEST 66.00 FEET FROM AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF A 16.5 FEET WIDE ALLEY, KNOWN AS NORTH STREET, SOUTH 50 DEGREES 00 MINUTES 00 SECONDS WEST 13.00 FEET TO POINT AT THE SOUTHEAST CORNER OF LOT 45, SAID POINT BEING NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST 66.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE WITH "BIEDENBACH" CAP);

THENCE WITH THE EAST LINE OF LOT 45, NORTH 40 DEGREES 00 MINUTES 00 SECONDS WEST 165.00 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 0.049 ACRES TOTAL (0.0245 ACRES TO BE COMBINED WITH LOT 45 OF THE VILLAGE OF NORWICH AS CONVEYED TO DUSTIN M. & MEGAN M. SMART IN O.R. VOLUME 2757, PAGE 496 - AUDITOR'S PARCEL NUMBER 66-66-15-02-07-000 AND 0.0245 ACRES TO BE COMBINED WITH LOT 43 OF THE VILLAGE OF NORWICH AS CONVEYED TO DUSTIN M. AND MEGAN M. SMART IN O.R. VOLUME 2757, PAGE 496 -AUDITOR'S PARCEL NUMBER 66-66-15-02-06-000). SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

BEARINGS ARE BASED ON THE PLAT OF NORWICH AS RECORDED IN DEED BOOK A-O, PAGE 112 OF THE MUSKINGUM COUNTY DEED RECORDS AND IN PLAT BOOK 9, PAGE 57 OF THE MUSKINGUM COUNTY PLAT RECORDS.

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

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 28TH DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 1ST DAY OF SEPTEMBER, 2017.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION
APPROVED**

By: *[Signature]* 12/6/2017

ALLEY VACATION FOR DUSTIN SMART

BEING ALL OF THE 13 FEET WIDE ALLEY, KNOWN AS DENNY STREET, NORTHWEST OF THE 16.5 FEET WIDE ALLEY, KNOWN AS NORTH STREET, AS SHOWN ON THE PLAT OF NORWICH (DEED BOOK A-O, PAGE 112); SITUATED BETWEEN LOT 43 AND LOT 45 OF THE VILLAGE OF NORWICH, SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT OF NORWICH AS RECORDED IN DEED BOOK A-O, PAGE 112 OF THE MUSKINGUM COUNTY DEED RECORDS AND IN PLAT BOOK 9, PAGE 57 OF THE MUSKINGUM COUNTY PLAT RECORDS.

NOTE:
NORWICH LOT LINES ESTABLISHED FROM A PREVIOUS SURVEY OF A 1.409± ACRES PARCEL BY W.J. BIEDENBACH, PS5718, COMPLETED JUNE 9, 1982. NO EXISTING MONUMENTATION FOUND FOR THE PREVIOUS SURVEY OF A 2.798± AC. PARCEL BY D.E. BINCKLEY II, PS7879, COMPLETED NOV. 1, 2000.

CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

DANA L. & HOLLY A. LAKE
O.R. VOL. 1885, PG. 855

ACREAGE NOTE (0.049 ACRES TOTAL)
0.0245 ACRES TO BE COMBINED WITH LOT 45 OF THE VILLAGE OF NORWICH AS CONVEYED TO DUSTIN M. & MEGAN M. SMART IN O.R. VOL. 2757, PG. 496 (AUDITOR'S # 66-66-15-02-07-000)

0.0245 ACRES TO BE COMBINED WITH LOT 43 OF THE VILLAGE OF NORWICH AS CONVEYED TO DUSTIN M. AND MEGAN M. SMART IN O.R. VOL. 2757, PG. 496 (AUDITOR'S # 66-66-15-02-06-000)

WILLIAM KIRK & SARAH ANN MANN
O.R. VOL. 2738, PG. 330

SEE DETAIL

5/8" REBAR

1/2" PIPE (BENT)

LOT 51
UNITED METHODIST CHURCH LOT

LOT 49
WILLIAM KIRK & SARAH ANN MANN
O.R. VOL. 2738, PG. 330

1/2" PIPE

LOT 47
WILLIAM KIRK & SARAH ANN MANN
O.R. VOL. 2738, PG. 330

LOT 45
DUSTIN M. & MEGAN M. SMART
O.R. VOL. 2757, PG. 496

LOT 43
DUSTIN M. & MEGAN M. SMART
O.R. VOL. 2757, PG. 496

LOT 41
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

LOT 39
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

LOT 37
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

LOT 35
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

LOT 33
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

LOT 31
CARL D. & COLLEEN S. SNYDER
O.R. VOL. 1552, PG. 751

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.409± AC. PARCEL COMPLETED JUNE 9, 1982 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.798± AC. PARCEL COMPLETED NOV. 1, 2000 BY D.E. BINCKLEY II PS7879
PREVIOUS SURVEY OF A 3.76 AC. PARCEL COMPLETED APRIL 12, 2004 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 13' STRIP OF LOT 11 OF NORWICH COMPLETED NOV. 3, 1997 BY L.P. DINAN PS5451

LEGEND

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

DESCRIPTION
APPROVED

By: *[Signature]*

SCALE 1"=80'
0 40 80 160

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE VACATION PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 28th DAY OF NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 1st DAY OF SEPTEMBER, 2017.

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



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE 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@baho.com

DRAWN BY: JWL	DATE: 11-28-17	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 6007	DRAWING NO: Z:\6007\6007.dwg