

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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RONALD LEE NICHOLS

AUDITOR'S PARCEL NUMBER 66-16-04-21-000 (PART-0.333 ACRES) TO BE CONVEYED TO
AUDITOR'S PARCEL NUMBER 66-16-04-20-000

BEING A PART OF LOT 1 OF SUNSET OAKS SUBDIVISION (PLAT BOOK 12, PAGE 23) AS CONVEYED TO RONALD LEE NICHOLS IN O.R. VOLUME 1869, PAGE 532 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN 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 AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF SAID LOT 1 OF SUNSET OAKS SUBDIVISION;

THENCE WITH THE EAST LINE OF THE SAID LOT, SOUTH 13 DEGREES 43 MINUTES 09 SECONDS EAST 91.51 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF SUNSET DRIVE;

THENCE WITH THE NORTH LINE OF SAID SUNSET DRIVE THE FOLLOWING TWO COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 10 MINUTES 56 SECONDS WEST 39.96 FEET, AN ARC DISTANCE OF 41.85 FEET, AND A DELTA ANGLE OF 59 DEGREES 56 MINUTES 27 SECONDS TO A MAG SPIKE SET;
2. SOUTH 76 DEGREES 16 MINUTES 45 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 50.00 FEET, A TOTAL DISTANCE OF 83.20 FEET TO AN IRON PIN SET (15 INCH LONG);

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE SAID LOT 1, NORTH 12 DEGREES 14 MINUTES 44 SECONDS WEST 147.01 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID LOT, SAID IRON PIN BEING SOUTH 86 DEGREES 27 MINUTES 54 SECONDS EAST 188.74 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE SAID NORTH LINE OF LOT 1, SOUTH 86 DEGREES 27 MINUTES 54 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 30.82 FEET, A TOTAL DISTANCE OF 119.37 FEET TO THE PLACE OF BEGINNING.

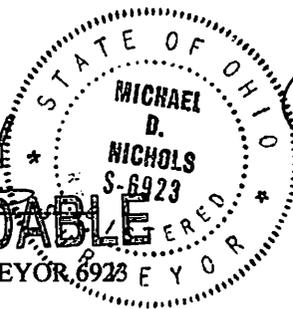
CONTAINING 0.333 ACRES FROM AUDITOR'S PARCEL NUMBER 66-16-04-21-000 (PART). SUBJECT TO ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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 24TH DAY OF NOVEMBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 21ST DAY OF NOVEMBER 2025.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR, 6923 E.Y.O.R.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/16/25
DATE

DESCRIPTION

APPROVED

By: J.M. Barnhard

12-17-2025

SURVEY FOR TAMARA SCHWARTZ

AUDITOR'S PARCEL NUMBER
66-16-04-21-000 (PART)
TO BE COMBINED WITH 66-16-04-20-000

BEING A PART OF LOT 1 OF SUNSET OAKS SUBDIVISION (PLAT BOOK 12, PAGE 23) AS CONVEYED TO RONALD LEE NICHOLS IN O.R. VOLUME 1869, PAGE 532. SITUATED IN SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

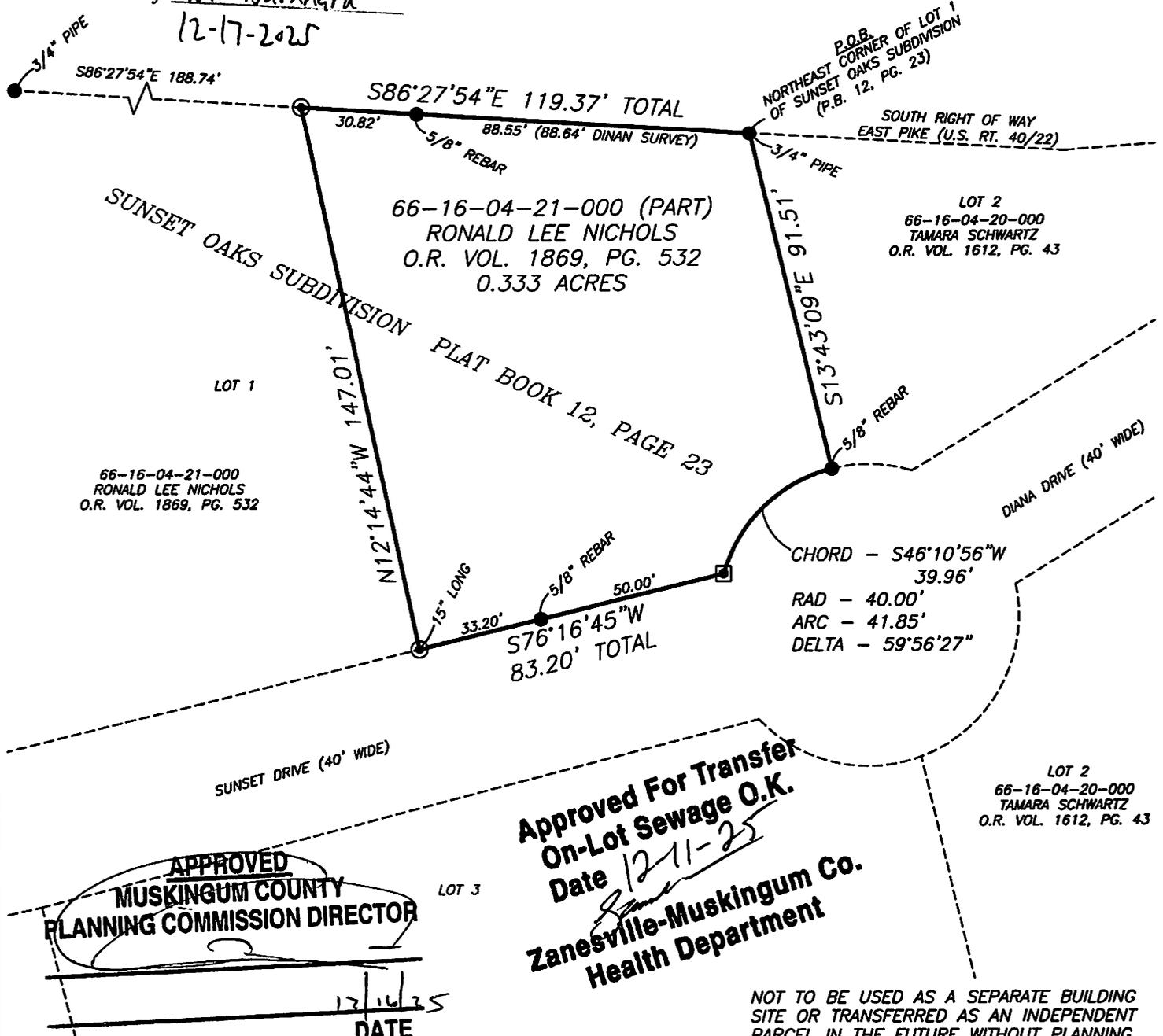
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

NOTE: THE INTENT OF THIS SURVEY IS TO CONVEY THE PORTION OF PARCEL NUMBER 66-16-04-21-000 THAT IS OCCUPIED BY A GARAGE AND THE SEPTIC SYSTEM LEACH FIELD THAT IS USED BY THE RESIDENCE ON PARCEL NUMBER 66-16-04-20-000.

DESCRIPTION
APPROVED

By: D.M. Barnhard
12-17-2025

EAST PIKE (U.S. RT. 40/22)



**Approved For Transfer
On-Lot Sewage O.K.
Date 12-11-25**
[Signature]
**Zanesville-Muskingum Co.
Health Department**

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
12/16/25
DATE

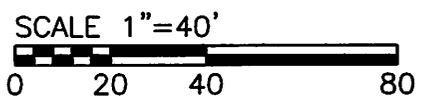
NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.23 AC. PARCEL COMPLETED OCT. 4, 2001 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 6.813 AC. PARCEL COMPLETED AUG. 16, 2023 BY M.D. NICHOLS PS6923.
PLAT BOOK 12, PAGE 23
MUSKINGUM COUNTY GIS

LEGEND

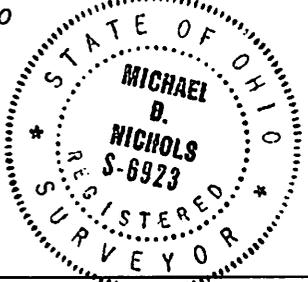
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- MAG SPIKE SET



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME ON THIS 21st DAY OF NOVEMBER, 2025. FROM A FIELD SURVEY COMPLETED THE 21st DAY OF NOVEMBER, 2025.

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.
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phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyinginc.com

DRAWN BY: JWL	DATE: 11-24-25	SCALE: 1"=40'	
CHECKED BY: MDN	JOB NO: 7259	DRAWING NO: Z\7259\7259.dwg	