

70-85-03-21-000

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DAVID E. BRINKMAN

AUDITORS PARCEL NUMBER 71-70-85-03-21-000 (ALL)

BEING LOT 10 OF AN UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 9 OF EAST HAVEN ESTATES SUBDIVISION (PLAT BOOK 10, PAGE 49);

THENCE WITH THE NORTH LINE OF THE SAID EAST HAVEN ESTATES SUBDIVISION (ALSO THE SOUTH LINE OF WASHINGTON HEIGHTS SUBDIVISION), NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 900.25 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHEAST CORNER OF LOT 7 OF WASHINGTON HEIGHTS SUBDIVISION;

THENCE CONTINUING WITH THE SAID SUBDIVISION LINE, NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 105.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE CONTINUING WITH THE SOUTH LINE OF WASHINGTON HEIGHTS SUBDIVISION (ALSO THE NORTH LINE OF A TRACT CONVEYED TO WILLIAM DAVID MICHAEL (OFFICIAL RECORD VOLUME 2333, PAGE 737), NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 206.41 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 10, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SOUTH LINE OF LOT 10 AND THE SAID MICHAEL LINE, NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 99.80 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID IRON PIN BEING NORTH 53 DEGREES 54 MINUTES 45 SECONDS EAST 49.93 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID SOUTH LINE OF LOT 10 AND WITH THE EAST LINE OF A TRACT CONVEYED TO BROOKSIDE APARTMENTS, LLC IN O.R. VOLUME 2230, PAGE 557 AND A TRACT CONVEYED TO DOUGLAS C. DAVY AND LISA DAVY IN O.R. VOLUME 2524, PAGE 284 (WEST LINE OF ABOVE SAID LOT 10), NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST 635.66 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD, PASSING AN IRON PIN SET AT 595.66 FEET;

THENCE WITH THE CENTER OF THE SAID OLD NATIONAL ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1432.69 FEET, AN ARC DISTANCE OF 90.00 FEET, A DELTA ANGLE OF 3 DEGREES 35 MINUTES 58 SECONDS, AND A CHORD OF NORTH 81 DEGREES 59 MINUTES 10 SECONDS EAST 89.99 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF SAID LOT 10 (WEST LINE OF LOT 9-CONVEYED TO RONNIE Y. AND DEBORAH S. MOCK IN DEED VOLUME 810, PAGE 127), SOUTH 01 DEGREES 05 MINUTES 42 SECONDS EAST, PASSING AN IRON PIN SET AT 36.76 FEET, A TOTAL DISTANCE OF 657.46 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.398 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF US ROUTE 40 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION

I, MICHAEL D. NICHOLS (PS 6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 22ND DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 22TH DAY OF JULY, 2015.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED
By: *[Signature]*

5797 BRINKMAN

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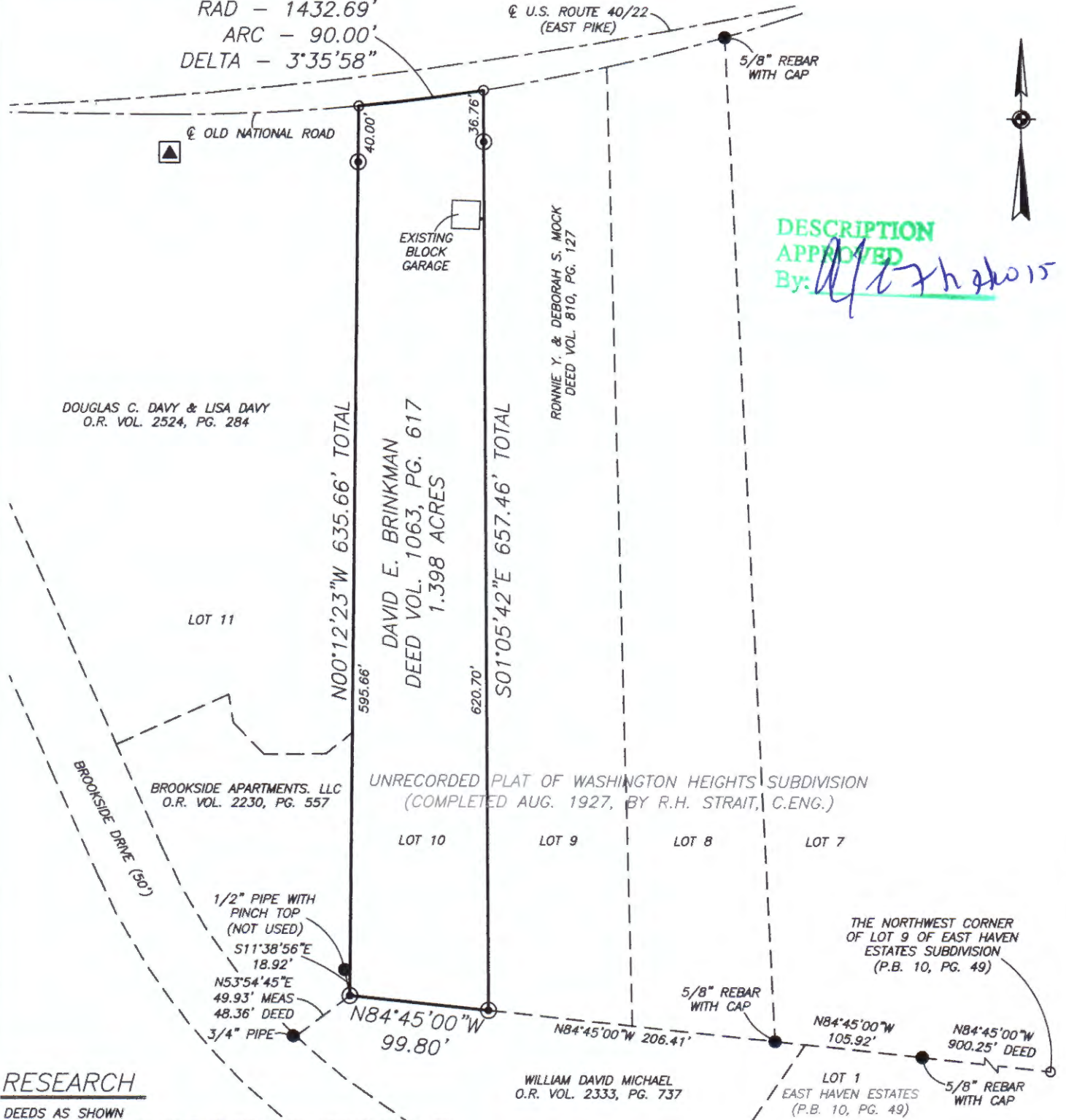
SURVEY FOR DAVID BRINKMAN

AUDITORS PARCEL NUMBER
71-70-85-03-21-000 (ALL)

BEING LOT 10 OF AN UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION, SITUATED IN QUARTER TOWNSHIP 4,
TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION.

CHORD - N81°59'10"E 89.99'
RAD - 1432.69'
ARC - 90.00'
DELTA - 3°35'58"



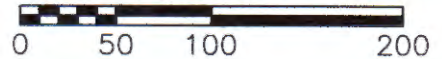
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF LOT 7 OF WASHINGTON HEIGHTS SUBDIVISION
COMPLETED MARCH 6, 1998 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 3.606 AC. AND A 0.566 AC. TRACT
COMPLETED JUNE 29, 2009 BY B.D. SMART PS7611
PREVIOUS SURVEY OF LOT 8 OF WASHINGTON HEIGHTS SUBDIVISION
COMPLETED DEC. 24, 2003 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 2.96 ACRE TRACT
COMPLETED APRIL 21, 2002 BY D.P. SWIERZ PS8062
PREVIOUS SURVEY OF LOT 5 & 6 OF WASHINGTON HEIGHTS SUBDIVISION
COMPLETED JULY 7, 1986 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF LOT 4 OF WASHINGTON HEIGHTS SUBDIVISION
COMPLETED OCT. 4, 1979 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 14.385 ACRE TRACT
COMPLETED SEPT. 28, 1982 BY W.J. BIEDENBACH PS5718

LEGEND

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

SCALE 1"=100'



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 22nd DAY
OF JULY, 2015, FROM A FIELD SURVEY
COMPLETED THE 22nd DAY OF JULY, 2015.

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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 07-22-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5797

DRAWING NO:
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