

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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FRANKLIN D. AND CAROL S. BASH

AUDITORS PARCEL NUMBER 47-48-08-04-001 (ALL-0.133 ACRES), 47-48-08-04-000 (LOT 344/PART OF MADISON STREET-VACATED-ALL-0.201 ACRES), 47-48-08-05-000 (LOT 345 ALL-0.115 ACRES), AND 47-48-08-06-000 (LOT 346-PART-0.014 ACRES)

BEING A PART OF LOT 346 AND ALL OF LOTS 344 AND 345 AND A PART OF MADISON STREET (AS VACATED) OF AVONDALE AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE MUSKINGUM COUNTY PLAT RECORDS AS CONVEYED TO FRANKLIN D. AND CAROL S. BASH BY OFFICIAL RECORD VOLUME 2561, PAGE 770, SITUATED IN SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 345;

THENCE WITH THE NORTH LINE OF SAID LOT 346, ALSO THE SOUTH LINE OF LINCOLN STREET, SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST 5.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID LOT LINE AND TRAVERSING INTO THE ABOVE SAID LOTS 346, SOUTH 04 DEGREES 45 MINUTES 36 SECONDS WEST 125.00 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID LOT 346;

THENCE WITH THE SOUTH LINE OF LOT 346, 345 AND 344 (NORTH LINE OF LANE G), NORTH 85 DEGREES 15 MINUTES 00 SECONDS WEST 160.90 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 93, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE WITH CAP) AT 115.00 FEET;

THENCE WITH THE SAID EAST RIGHT OF WAY LINE, NORTH 04 DEGREES 28 MINUTES 36 SECONDS EAST 125.00 FEET TO A POINT ON THE SOUTH LINE OF LINCOLN STREET;

THENCE WITH THE SAID SOUTH LINE, SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST, PASSING AN IRON PIN SET AT 16.52 FEET, A TOTAL DISTANCE OF 156.52 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.463 ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS, INCLUDING A PORTION OF THE SANITARY SEWER EASEMENT CONVEYED TO MUSKINGUM COUNTY SEWER DEPARTMENT.

BEARINGS ARE BASED ON THE PLAT OF AVONDALE-LINCOLN STREET SOUTH 85 DEGREES 15 MINUTES 00 SECONDS EAST.

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 30TH DAY OF APRIL, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 28TH DAY OF APRIL, 2015.


MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923*



SURVEY FOR FRANKLIN AND CAROL BASH

AUDITORS PARCEL NUMBER 47-48-08-04-001 (ALL), 47-48-08-04-000 (LOT 344/PART OF MADISON ST.-ALL),
AUDITORS PARCEL NUMBER 47-48-08-05-000 (LOT 345-ALL), 47-48-08-06-000 (LOT 346-PART)

BEING A PART OF LOT 346 AND ALL OF LOTS 344 AND 345, AND A PART OF MADISON STREET
(AS VACATED) OF AVONDALE AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE MUSKINGUM
COUNTY PLAT RECORDS AS CONVEYED TO FRANKLIN D. AND CAROL S. BASH BY OFFICIAL RECORD
VOLUME 2561, PAGE 770, SITUATED IN SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS
LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT OF AVONDALE-LINCOLN STREET SOUTH 85 DEGREES 15
MINUTES 00 SECONDS EAST



VICKI DEITENBACH
O.R. VOL. 2071, PG. 800

SCALE 1"=30'



LEGEND

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

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF 1.00 AC. TRACT
COMPLETED NOV 14, 2001 BY R.L. DANIELS PS 5410
PREVIOUS SURVEY OF A 1.58 AC. TRACT
COMPLETED JUNE 8, 1979 BY L.P. DINAN PS 5451
PREVIOUS SURVEY OF AVONDALE PLAT BOOK 4, PG. 72

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 30th DAY
OF APRIL, 2015, FROM A FIELD SURVEY COMPLETED
THE 28th DAY OF APRIL, 2015.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
REGISTERED 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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DRAWN BY: JWL

DATE: 04-30-15

SCALE: 1"=30'

CHECKED BY: MDN

JOB NO: 5664

DRAWING NO:
Z:\5664\BASH.dwg