

47-50-22-48-001

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850

JUNE M. SMITH

AUDITORS PARCEL NUMBER

47-47-50-22-48-000 (PART)

TO BE COMBINED WITH 47-47-50-22-07-000

BEING A PART OF LOT 18 OF GEORGIA PINES ESTATES (PLAT BOOK 18, PAGE 62), AS CONVEYED TO JUNE M. SMITH IN O.R. VOLUME 2390, PAGE 390 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22;

THENCE WITH THE WEST LINE OF SECTION 22, SOUTH 03 DEGREES 06 MINUTES 16 SECONDS WEST 587.74 FEET (DEED) TO A POINT AT THE SOUTHWEST CORNER OF LOT 12 OF THE ABOVE SAID GEORGIA PINES ESTATES;

THENCE WITH THE SOUTH LINE OF THE SAID GEORGIA PINES ESTATES (SOUTH LINE OF LOTS 12-18), SOUTH 70 DEGREES 00 MINUTES 57 SECONDS EAST, PASSING AN IRON PIN SET AT 1358.29 FEET (DEED), A TOTAL DISTANCE OF 1611.01 FEET (DEED) TO A WOOD FENCE POST AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JAMES C. AND DEBORAH K. IRWIN IN O.R. VOLUME 2536, PAGE 337;

THENCE WITH THE WEST LINE OF THE SAID IRWIN PARCEL, NORTH 06 DEGREES 45 MINUTES 27 SECONDS EAST, PASSING AN IRON PIN SET AT 13.00 FEET, A TOTAL DISTANCE OF 95.87 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE TRAVERSING THROUGH THE SAID SMITH PARCEL (LOT 18 OF GEORGIA PINES ESTATES), NORTH 06 DEGREES 45 MINUTES 27 SECONDS EAST 164.19 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF FREDA LANE, SAID IRON PIN SET BEING SOUTH 47 DEGREES 26 MINUTES 16 SECONDS EAST 29.26 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR – BENT) ON THE SOUTH LINE OF FREDA LANE;

THENCE WITH THE SAID SOUTH LINE OF FREDA LANE THE FOLLOWING FOUR COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET (CHORD BEARING SOUTH 38 DEGREES 55 MINUTES 54 SECONDS EAST 37.52 FEET, DELTA ANGLE OF 9 DEGREES 34 MINUTES 00 SECONDS) AN ARC DISTANCE OF 37.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 34 DEGREES 08 MINUTES 15 SECONDS EAST 110.43 FEET TO AN IRON PIN SET;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET (CHORD BEARING SOUTH 44 DEGREES 38 MINUTES 25 SECONDS EAST 100.25 FEET, DELTA ANGLE OF 21 DEGREES 00 MINUTES 15 SECONDS) AN ARC DISTANCE OF 100.81 TO AN IRON PIN SET;
4. SOUTH 55 DEGREES 08 MINUTES 05 SECONDS EAST 73.70 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE SAID IRWIN PARCEL, SAID IRON PIN SET BEING NORTH 78 DEGREES 45 MINUTES 24 SECONDS WEST 47.41 FROM A MAGNETIC LOCATION UNDER ROAD PAVEMENT;

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THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID IRWIN PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 78 DEGREES 45 MINUTES 24 SECONDS WEST 111.35 FEET TO A POINT, SAID POINT BEING NORTH 15 DEGREES 42 MINUTES 58 SECONDS WEST 0.54 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 15 DEGREES 42 MINUTES 58 SECONDS WEST 37.40 FEET TO A POINT;
3. NORTH 74 DEGREES 27 MINUTES 20 SECONDS WEST 34.55 FEET TO A POINT;
4. SOUTH 27 DEGREES 00 MINUTES 00 SECONDS WEST 23.57 FEET TO A POINT;
5. NORTH 70 DEGREES 56 MINUTES 28 SECONDS WEST 76.65 FEET TO THE **PLACE OF BEGINNING.**

CONTAINING 0.366 ACRES, 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 OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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

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 DECEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 29TH DAY OF NOVEMBER 2018.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

DESCRIPTION
APPROVED
By: *[Signature]*



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/5/18
Date

Fee Paid

47-50-22-48-001 B

SURVEY FOR JUNE SMITH

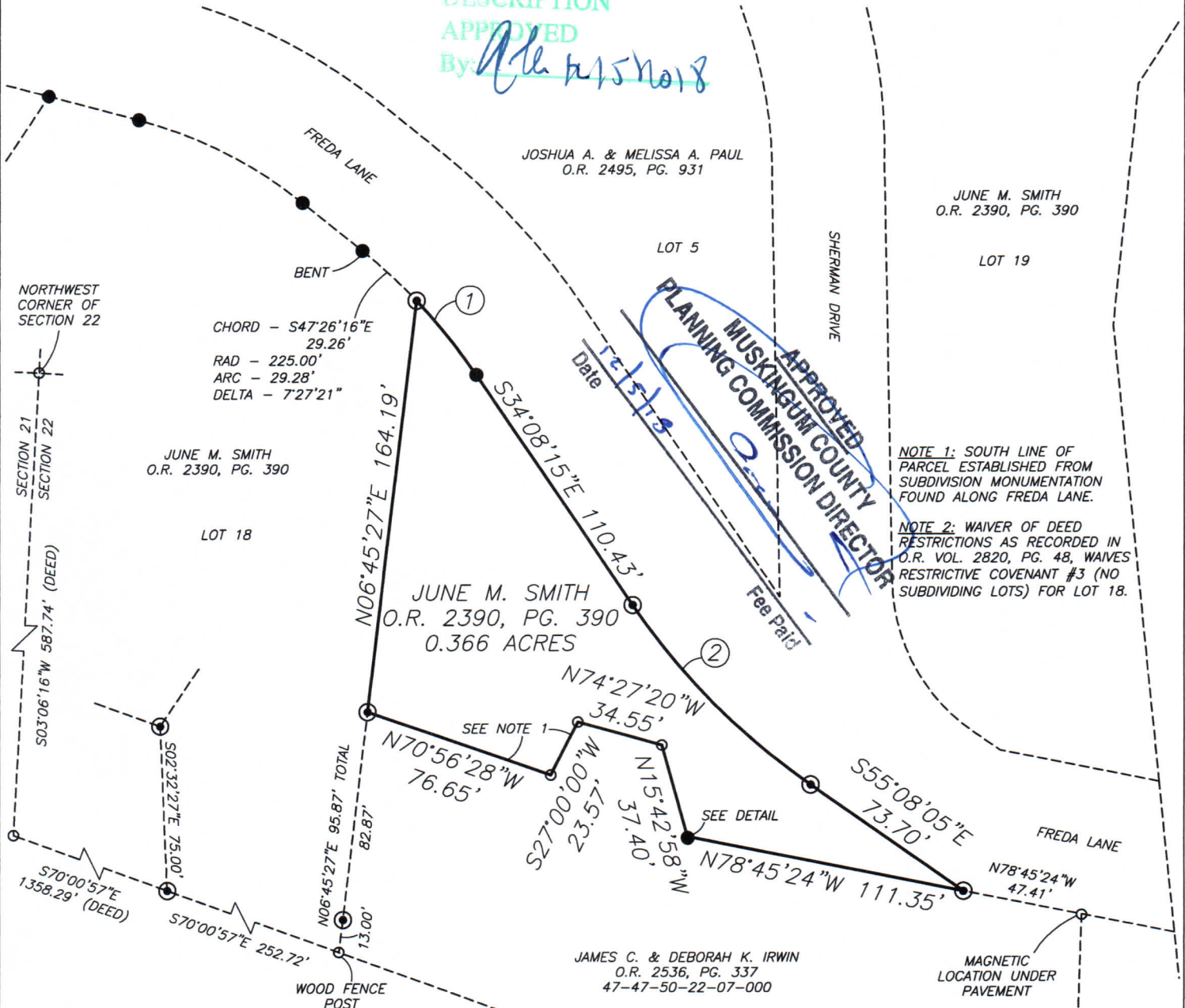
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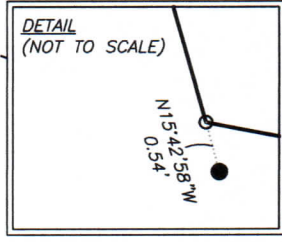
DESCRIPTION
APPROVED
By *John H. Leachman*



NOTE 1: SOUTH LINE OF PARCEL ESTABLISHED FROM SUBDIVISION MONUMENTATION FOUND ALONG FREDA LANE.
NOTE 2: WAIVER OF DEED RESTRICTIONS AS RECORDED IN O.R. VOL. 2820, PG. 48, WAIVES RESTRICTIVE COVENANT #3 (NO SUBDIVIDING LOTS) FOR LOT 18.

- ① CHORD - S38°55'54"E 37.52'
RAD - 225.00'
ARC - 37.57'
DELTA - 9°34'00"
- ② CHORD - S44°38'25"E 100.25'
RAD - 275.00'
ARC - 100.81'
DELTA - 21°00'15"

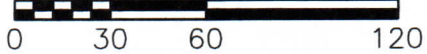
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LEGEND

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

SCALE 1"=60'



RESEARCH

DEEDS AS SHOWN
PLAT BOOK 18, PAGE 62
MUSKINGUM COUNTY GIS
WAIVER OF DEED RESTRICTON
(O.R. VOL. 2820, PG. 48)

I, JASON LEACHMAN, 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 DECEMBER, 2018. FROM A FIELD SURVEY COMPLETED THE 29th DAY OF NOVEMBER, 2018.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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: BEL@rrohio.com

DRAWN BY: JWL	DATE: 12-03-18	SCALE: 1"=60'
CHECKED BY: MDN	JOB NO: 6145	DRAWING NO: Z:\6145\6145dwg