

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

JAMES KEITH SPRANKLE AUDITORS PARCEL NUMBER 47-47-50-23-14-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JAMES KEITH SPRANKLE, BY DEED VOLUME 704, PAGE 244 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 20 MINUTES 30 SECONDS WEST 1466.21 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 00 DEGREES 20 MINUTES 30 SECONDS WEST 567.06 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RICHARD H., JOE M., AND JACK J. MCCLELLAND (OFFICIAL RECORD VOLUME 1624, PAGE 154), SOUTH 89 DEGREES 24 MINUTES 18 SECONDS EAST 208.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT) AT THE NORTHWEST CORNER OF A 6.00 ACRE PARCEL CONVEYED TO JAMES E. AND CAROLE J. SNYDER (OFFICIAL RECORD VOLUME 2127, PAGE 623), PASSING AN IRON PIN SET AT 153.67 FEET;

THENCE LEAVING THE SAID MCCLELLAND SOUTH LINE AND WITH THE WEST LINE OF THE SAID SNYDER PARCEL THE NEXT FIVE COURSES AND DISTANCES:

1. **SOUTH 48 DEGREES 40 MINUTES 05 SECONDS EAST 62.52 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
2. **SOUTH 53 DEGREES 01 MINUTES 30 SECONDS EAST 85.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
3. **SOUTH 44 DEGREES 40 MINUTES 35 SECONDS EAST 283.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);**
4. **SOUTH 48 DEGREES 25 MINUTES 05 SECONDS EAST 123.65 FEET TO AN IRON PIN SET;**
5. **SOUTH 34 DEGREES 21 MINUTES 35 SECONDS EAST 67.52 FEET TO AN IRON PIN SET;**

THENCE LEAVING THE SAID SNYDER PARCEL AND TRAVERSING THROUGH THE ABOVE SAID SPRANKLE PARCEL, SOUTH 55 DEGREES 38 MINUTES 25 SECONDS WEST 25.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A 6.00 ACRE PARCEL CONVEYED TO JAMES K. AND KAREN S. SPRANKLE (OFFICIAL RECORD VOLUME 1703, PAGE 973);

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THENCE WITH THE NORTH LINE OF THE SAID SPRANKLE PARCEL (OFFICIAL RECORD VOLUME 1703, PAGE 973) THE NEXT FOUR COURSES AND DISTANCES:

1. NORTH 34 DEGREES 21 MINUTES 35 SECONDS WEST 64.43 FEET TO AN IRON PIN SET;
2. NORTH 48 DEGREES 25 MINUTES 05 SECONDS WEST 121.38 FEET TO AN IRON PIN SET;
3. NORTH 44 DEGREES 40 MINUTES 35 SECONDS WEST 286.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 33 DEGREES 24 MINUTES 50 SECONDS WEST 546.24 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.542 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF HOLBERT LANE (TOWNSHIP ROAD 86) AND ALL OTHER APPLICABLE EASEMENTS.

SUBJECT TO THE FOLLOWING NON EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO JAMES KEITH SPRANKLE, BY DEED VOLUME 704, PAGE 244 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 20 MINUTES 30 SECONDS WEST 1466.21 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE CONTINUING WITH THE SAID WEST LINE, NORTH 00 DEGREES 20 MINUTES 30 SECONDS WEST 567.06 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RICHARD H., JOE M., AND JACK J. MCCLELLAND (OFFICIAL RECORD VOLUME 1624, PAGE 154), SOUTH 89 DEGREES 24 MINUTES 18 SECONDS EAST 208.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BENT) AT THE NORTHWEST CORNER OF A 6.00 ACRE PARCEL CONVEYED TO JAMES E. AND CAROLE J. SNYDER (OFFICIAL RECORD VOLUME 2127, PAGE 623), PASSING AN IRON PIN SET AT 153.67 FEET;

THENCE LEAVING THE SAID MCCLELLAND SOUTH LINE AND WITH THE WEST LINE OF THE SAID SNYDER PARCEL THE NEXT TWO COURSES AND DISTANCES:

1. SOUTH 48 DEGREES 40 MINUTES 05 SECONDS EAST 62.52 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. SOUTH 53 DEGREES 01 MINUTES 30 SECONDS EAST 85.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

THENCE CONTINUING WITH THE WEST LINE OF THE SAID SNYDER PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. SOUTH 44 DEGREES 40 MINUTES 35 SECONDS EAST 283.82 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. SOUTH 48 DEGREES 25 MINUTES 05 SECONDS EAST 123.65 FEET TO AN IRON PIN SET;
3. SOUTH 34 DEGREES 21 MINUTES 35 SECONDS EAST 67.52 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SNYDER PARCEL AND TRAVERSING THROUGH THE ABOVE SAID SPRANKLE PARCEL, SOUTH 55 DEGREES 38 MINUTES 25 SECONDS WEST 25.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF A 6.00 ACRE PARCEL CONVEYED TO JAMES K. AND KAREN S. SPRANKLE (OFFICIAL RECORD VOLUME 1703, PAGE 973);

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THENCE WITH THE NORTH LINE OF THE SAID SPRANKLE PARCEL (OFFICIAL RECORD VOLUME 1703, PAGE 973) THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 34 DEGREES 21 MINUTES 35 SECONDS WEST 64.43 FEET TO AN IRON PIN SET;
2. NORTH 48 DEGREES 25 MINUTES 05 SECONDS WEST 121.38 FEET TO AN IRON PIN SET;
3. NORTH 44 DEGREES 40 MINUTES 35 SECONDS WEST 286.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID SPRANKLE PARCEL (DEED VOLUME 704, PAGE 244), NORTH 48 DEGREES 46 MINUTES 18 SECONDS EAST 25.05 FEET TO THE **PLACE OF BEGINNING**.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 113.93 ACRES COMPLETED DECEMBER 19, 1991 BY KEVIN CANNON PS 7224.

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

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23RD DAY OF AUGUST, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 22ND DAY OF AUGUST, 2016.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
9/21/16
Date Fee Paid

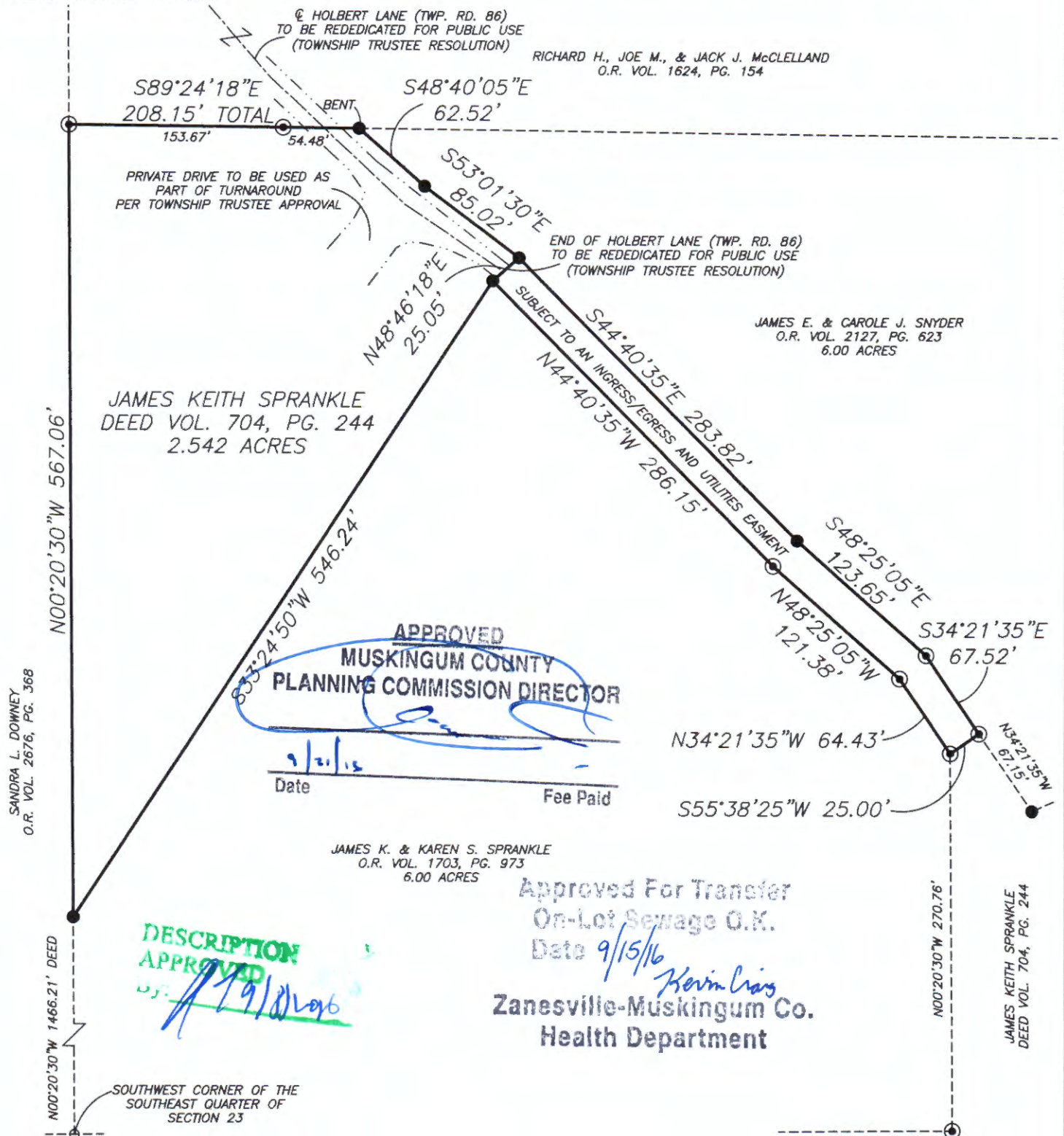
**DESCRIPTION
APPROVED**
By: *[Signature]* 9/21/16

SURVEY FOR JAMES SPRANKLE

AUDITORS PARCEL NUMBER
47-47-50-23-14-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JAMES KEITH SPRANKLE IN DEED VOLUME 704, PAGE 244 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 113.93 ACRES COMPLETED DECEMBER 19, 1991 BY KEVIN CANNON PS7224.



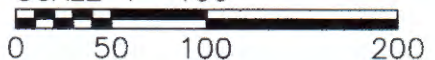
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 6.000± AC. PARCEL COMPLETED DEC. 22, 1997 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 6.000± AC. PARCEL COMPLETED MARCH 27, 1998 BY W.J. BIEDENBACH PS5718
MUSKINGUM COUNTY GIS

LEGEND

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

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 23rd DAY OF AUGUST, 2016, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF AUGUST, 2016.

OFFICE COPY NOT RECORDABLE
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.

BASLINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 08-23-16

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5908

DRAWING NO:

Z:\5908\5908.dwg