

51-30-03-71-003

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

KEITH HUGHES

AUDITORS PARCEL NUMBER 51-51-30-03-71-000 (PART)
TO BE COMBINED WITH 51-51-30-03-71-002

BEING A PART OF THE PARCEL CONVEYED TO A AND J HILLSIDE PROPERTY, LLC. IN O.R. VOLUME 2510, PAGE 520 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14;

THENCE WITH THE SOUTH LINE OF SECTION 14 (NORTH LINE OF QUARTER TOWNSHIP 3), NORTH 88 DEGREES 40 MINUTES 00 SECONDS WEST 509.14 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID SECTION LINE, SOUTH 16 DEGREES 44 MINUTES 00 SECONDS WEST 1855.13 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH REBAR IN CONCRETE) ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 87 DEGREES 51 MINUTES 37 SECONDS EAST 49.84 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID RIGHT OF WAY LINE, NORTH 87 DEGREES 51 MINUTES 37 SECONDS EAST 217.39 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WEST LINE OF A 1.457 ACRE PARCEL CONVEYED TO KEITH E. HUGHES (O.R. VOLUME 2543, PAGE 722), SOUTH 05 DEGREES 33 MINUTES 49 SECONDS WEST 352.43 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR IN CONCRETE);

THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO KEITH E. HUGHES IN O.R. VOLUME 2307, PAGE 806, SOUTH 30 DEGREES 17 MINUTES 40 SECONDS WEST 25.56 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR IN CONCRETE);

THENCE TRAVERSING THROUGH THE ABOVE SAID A & J HILLSIDE PROPERTY, LLC PARCEL THE NEXT FOUR COURSES AND DISTANCES:

1. NORTH 83 DEGREES 10 MINUTES 30 SECONDS WEST 91.98 FEET TO AN IRON PIN SET;
2. NORTH 03 DEGREES 03 MINUTES 10 SECONDS WEST 57.93 FEET TO AN IRON PIN SET;
3. NORTH 78 DEGREES 27 MINUTES 25 SECONDS WEST 115.64 FEET TO AN IRON PIN SET;
4. NORTH 07 DEGREES 50 MINUTES 00 SECONDS EAST 275.37 FEET TO THE **PLACE OF BEGINNING**.

51-30-03-71-003 A

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CONTAINING 1.655 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 THE PREVIOUS SURVEY OF A 7.241 TOTAL ACRES TRACT COMPLETED JANUARY 29, 1977 BY R. M. GRAVES PS 5792.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10TH DAY OF SEPTEMBER, 2018 FROM A FIELD SURVEY COMPLETED BY ME ON THE 31ST DAY OF AUGUST, 2018.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION

APPROVED

By: *[Signature]* 9/12/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/12/18

Date

Fee Paid

51-30-03-71-003 B

SURVEY FOR KEITH HUGHES

AUDITORS PARCEL NUMBER
51-51-30-03-71-000 (PART)
TO BE COMBINED WITH 51-51-30-03-71-002

BEING A PART OF THE PARCEL CONVEYED TO A AND J HILLSIDE PROPERTY, LLC. IN O.R. VOLUME 2510, PAGE 520 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

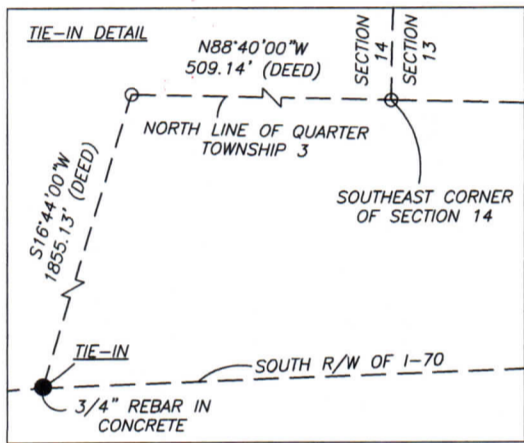
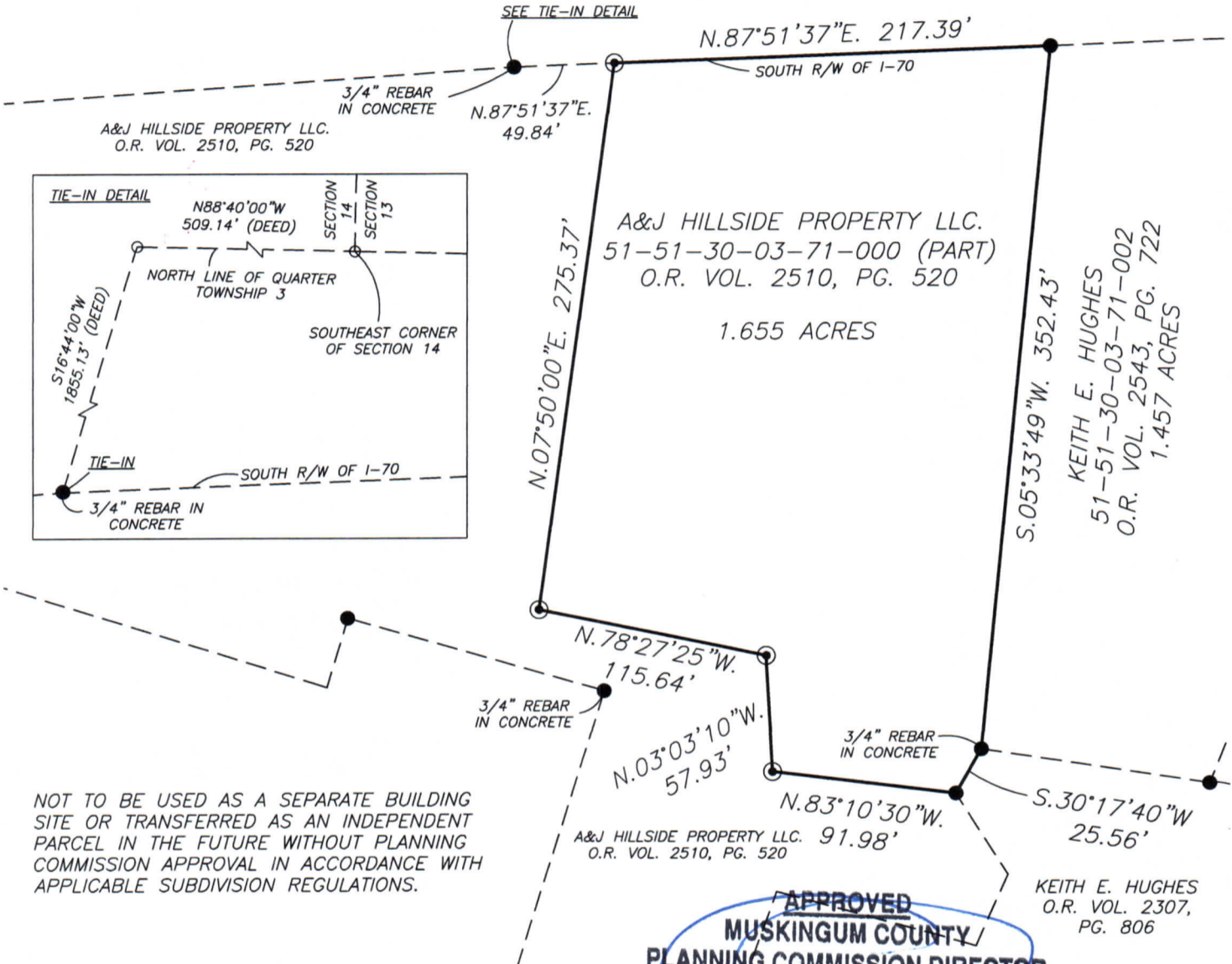
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 7.241 TOTAL ACRES TRACT COMPLETED JANUARY 29, 1977 BY R.M. GRAVES PS5792.



DESCRIPTION
APPROVED

By: 9/17/18

INTERSTATE 70



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.

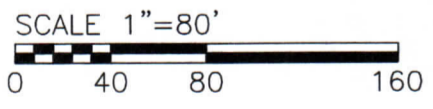
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 9/18/18 Fee Paid _____

RESEARCH

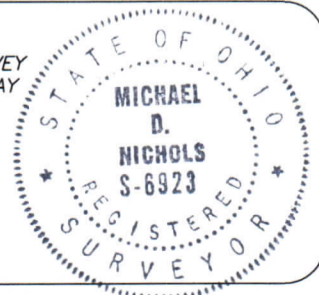
- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 7.241 TOTAL AC. TRACT COMPLETED JAN. 29, 1977 BY R.M. GRAVES PS5792
- PREVIOUS SURVEY OF A 1.885 AC. TRACT COMPLETED APRIL 22, 2013 BY M.D. NICHOLS PS6923
- PREVIOUS SURVEY OF A 1.457 AC. TRACT COMPLETED APRIL 21, 2014 BY M.D. NICHOLS PS6923

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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF SEPTEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 31st DAY OF AUGUST, 2018.

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.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL	DATE: 09-10-18	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 6122	DRAWING NO: Z:\6122\6122.dwg