

51-63-04-16-000

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

CALVIN E. LAY
AUDITORS PARCEL NUMBER
51-51-63-04-16-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO CALVIN E. LAY IN O.R. VOLUME 2751, PAGE 701 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN 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 AN EXISTING IRON PIN (AXLE) AT THE NORTHEAST CORNER OF LOT 25 OF SUNNYDALE SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK 9, PAGE 41 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE EAST LINE OF THE SAID LOT, SOUTH 09 DEGREES 20 MINUTES 26 SECONDS WEST 141.00 FEET (PLAT) TO A POINT AT THE SOUTHEAST CORNER OF THE SAID LOT;

THENCE TRAVERSING THROUGH A PARCEL CONVEYED TO CARL R. AND MARSHA E. PHELPS IN DEED VOLUME 1026, PAGE 540, NORTH 79 DEGREES 43 MINUTES 22 SECONDS EAST 42.78 FEET TO A POINT IN THE CENTER OF AIRWOOD DRIVE (TOWNSHIP ROAD 637), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE SAID PHELPS PARCEL, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 09 DEGREES 20 MINUTES 26 SECONDS EAST 407.03 FEET TO AN EXISTING IRON PIN (AXLE), PASSING AN EXISTING IRON PIN (AXLE) AT 27.19 FEET;
2. NORTH 76 DEGREES 33 MINUTES 51 SECONDS EAST 52.79 FEET TO AN EXISTING IRON PIN (AXLE) AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO LYNN A. LEE IN O.R. VOLUME 2698, PAGE 42;

THENCE WITH WEST LINE OF THE SAID LEE PARCEL, SOUTH 14 DEGREES 49 MINUTES 43 SECONDS EAST 274.71 FEET TO A POINT IN THE CENTER OF AIRWOOD DRIVE, PASSING AN EXISTING IRON PIN (AXLE) AT 249.92 FEET;

THENCE WITH THE CENTERLINE OF THE SAID ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 898.83 FEET (CHORD BEARING SOUTH 51 DEGREES 40 MINUTES 53 SECONDS WEST 239.25 FEET, DELTA ANGLE OF 15 DEGREES 17 MINUTES 46 SECONDS) AN ARC DISTANCE OF 239.96 FEET TO THE **PLACE OF BEGINNING**.

51-63-04-1600 A

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CONTAINING 0.949 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF AIRWOOD DRIVE (TOWNSHIP ROAD 637) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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 9TH DAY OF JULY, 2018, FROM A FIELD SURVEY COMPLETED THE 28TH DAY OF JUNE, 2018.


MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED

By:  7/10/2018

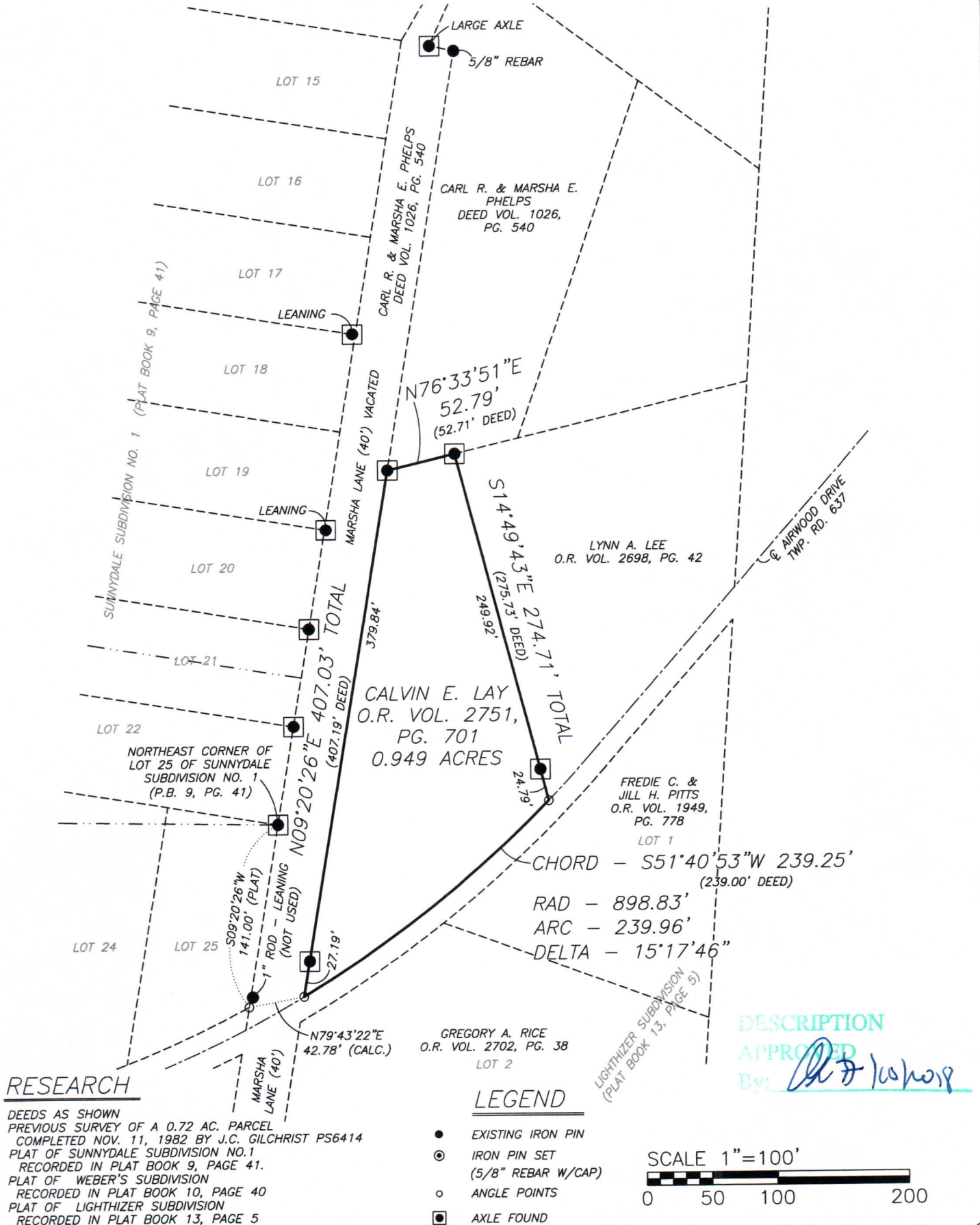
51-63-04-16-000 B

SURVEY FOR TAMMY MITCHELL

AUDITORS PARCEL NUMBER
51-51-63-04-16-000 (ALL)

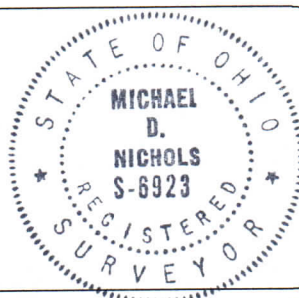
BEING ALL OF THE PARCEL CONVEYED TO CALVIN E. LAY IN O.R. VOLUME 2751, PAGE 701 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF JULY, 2018, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF JUNE, 2018.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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: BEI@rohio.com

DRAWN BY: JWJ

DATE: 07-09-18

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 6104

DRAWING NO:
Z:\6104\6104.dwg