

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com
Telephone (740) 453-4850

**SURVEY FOR LESTER PROUTY
AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 6.287 ACRES)
TO BE COMBINED WITH 56-56-30-01-04-001**

BEING A PART OF THE TRACT CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

THENCE WITH THE NORTH LINE OF THE SAID LOT, ALSO BEING THE SOUTH LINE OF A TRACT CONVEYED TO SPUR RIDGE, LLC (O.R. VOLUME 2731, PAGE 438 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS) AND THE NORTH LINE OF A TRACT CONVEYED TO LESTER W. AND TRUDY PROUTY (DEED VOLUME 1083, PAGE 284) AND THE NORTH LINE OF A PARCEL CONVEYED TO AUSTIN C. AND JACQUELINE A. PROUTY (OFFICIAL RECORD VOLUME 2999, PAGE 793), SOUTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 503.14 FEET TO A POINT, SAID POINT BEING SOUTH 51 DEGREES 15 MINUTES 04 SECONDS EAST 1.70 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR), SAID POINT ALSO BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID NORTH LINE OF LOT 9, SOUTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 893.36 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 88 DEGREES 06 MINUTES 45 SECONDS WEST 8.36 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID LESTER W. AND TRUDY PROUTY TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 07 DEGREES 23 MINUTES 21 SECONDS WEST 425.61 FEET TO AN IRON PIN SET;
2. SOUTH 79 DEGREES 04 MINUTES 21 SECONDS WEST, PASSING AN IRON PIN SET AT 278.37 FEET, A TOTAL DISTANCE OF 428.91 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP) AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO AUSTIN C. AND JACQUELINE A. PROUTY (O.R. VOLUME 2999, PAGE 793);

THENCE WITH THE EASTERLY LINES OF THE SAID AUSTIN C. AND JACQUELINE A. PROUTY PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 10 DEGREES 36 MINUTES 36 SECONDS EAST 175.20 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);
2. NORTH 51 DEGREES 14 MINUTES 52 SECONDS WEST, PASSING AN IRON PIN SET AT 409.39 FEET, A TOTAL DISTANCE OF 576.08 FEET TO THE **PLACE OF BEGINNING**.

5494 AUSTIN 6 ACRE

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CONTAINING 6.287 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.

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

BEARING ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH
LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS6885, DATED NOVEMBER 3rd,
2005.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF JUNE, 2025 FROM A FIELD
SURVEY COMPLETED THE 28th DAY OF MARCH, 2011.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR S-6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7-1-25
DATE

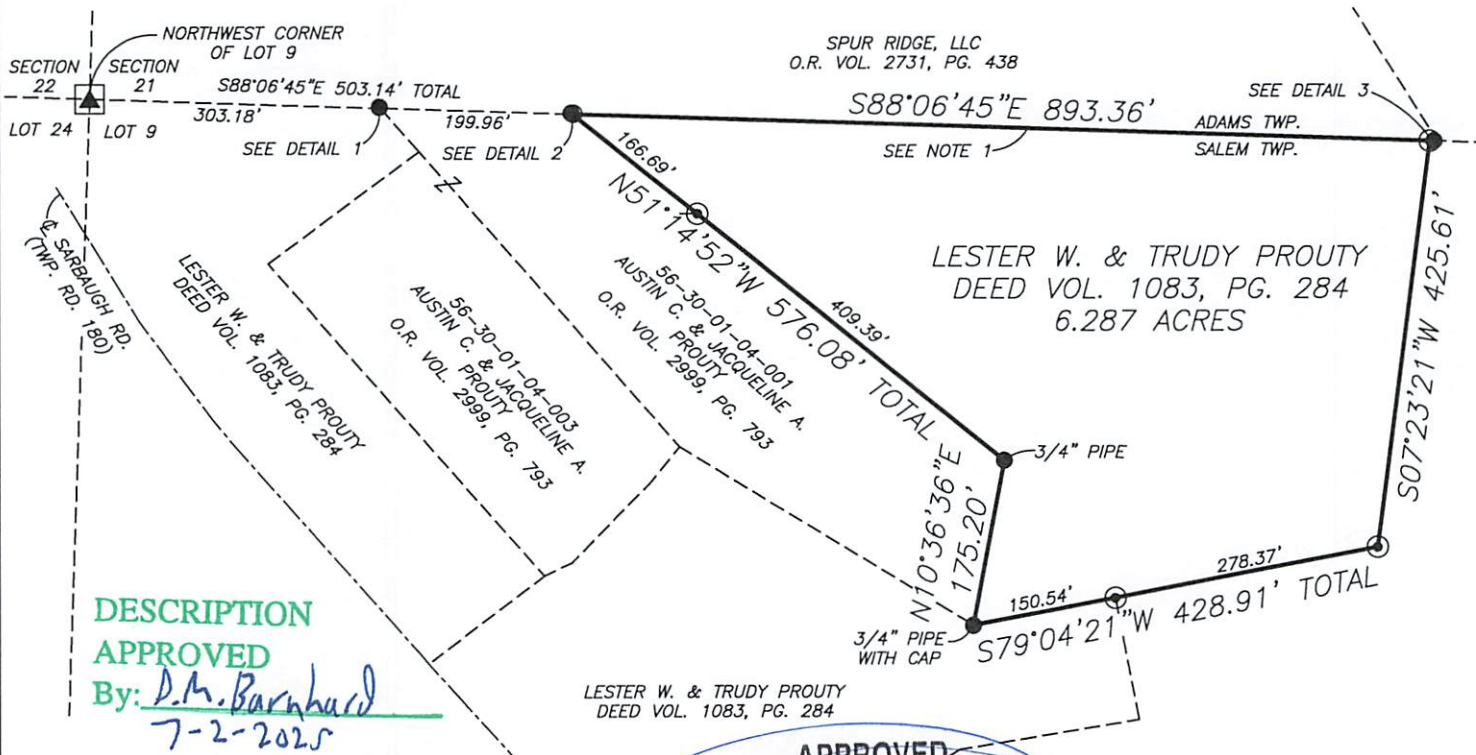
DESCRIPTION
APPROVED
By: D.M. Barnhard
7-2-2025

SURVEY FOR LESTER PROUTY

AUDITORS PARCEL NUMBER
56-56-30-01-04-000 (PART - 6.287 AC.)
TO BE COMBINED WITH 56-56-30-01-04-001

BEING A PART OF THE TRACT CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

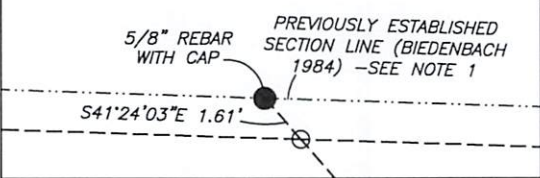
BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS 6885, DATED NOVEMBER 3rd, 2005.



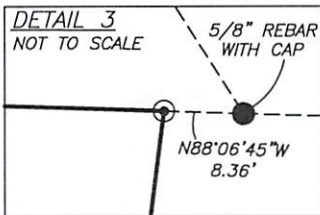
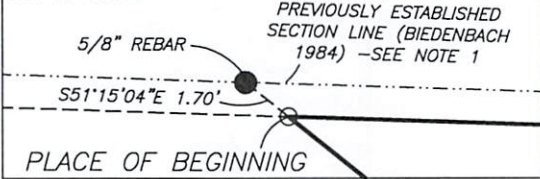
DESCRIPTION
APPROVED

By: *D.M. Barnhard*
7-2-2025

DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



NOTE 1: SURVEYS AFTER W.J. BIEDENBACH SURVEY (1984) FOUND ADDITIONAL MONUMENTATION FOR SECTION LINE. LINE ESTABLISHED BY C.R. HARKNESS SURVEY (2005) HELD FOR THIS SURVEY.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
DATE

LESTER W. & TRUDY PROUTY
DEED VOL. 1083, PG. 284

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.792± AC. TRACT
COMPLETED AUG. 7, 1984 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 20.59 AC. TRACT
COMPLETED NOVEMBER 3, 2005 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.916± AC. TRACT
COMPLETED SEPT. 20, 2000 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.340± AC. TRACT
COMPLETED OCT. 12, 1987 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 19.74 AC. TRACT
COMPLETED NOV. 15, 1991 BY R.L. DANIELS PS5410
MUSKINGUM COUNTY GIS

LEGEND

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

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.

SCALE 1"=200'
0 100 200 400

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF JUNE, 2025, FROM A FIELD SURVEY COMPLETED THE 28TH DAY OF MARCH, 2011.

OFFICE COPY
NOT RECORDABLE
[Signature]
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.

BASLINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rohio.com

DRAWN BY: JWL	DATE: 03-31-11 REV.: 06-25-25	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 5494	DRAWING NO: Z:\5494\5494.dwg