

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 4/24/17 Fee Paid

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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JOSEPH A. AND SUSAN C. GORMLEY
AUDITORS PARCEL NUMBER
60-60-01-05-02-000 (PART - 0.141 AC.)
TO BE COMBINED WITH 60-60-01-05-02-001

BEING THE A PART OF TRACT ONE AS CONVEYED TO JOSEPH A. AND SUSAN C. GORMLEY IN DEED VOLUME 1082, PAGE 545 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH FINLEY CAP) AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 5 (ALSO THE NORTHEAST CORNER OF THE PARCEL CONVEYED TO CHRISTOPHER C. AND SHARON R. FLYNN, DEED VOLUME 1149, PAGE 684);

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (ALSO BEING THE NORTH LINE OF THE SAID FLYNN PARCEL), NORTH 87 DEGREES 53 MINUTES 14 SECONDS WEST 1060.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH DAVIS CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SAID SOUTH LINE OF THE NORTHEAST QUARTER (ALSO BEING THE NORTH LINE OF THE SAID FLYNN PARCEL), NORTH 87 DEGREES 53 MINUTES 14 SECONDS WEST 13.41 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO BRAD E. MCLOUGHLIN, TRUSTEE (O.R. VOLUME 2633, PAGE 860);

THENCE WITH THE EAST LINE OF THE SAID MCLOUGHLIN PARCEL, NORTH 01 DEGREES 50 MINUTES 11 SECONDS EAST 914.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DAVIS CAP);

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE GORMLEY PARCEL (60-60-01-05-02-000), SOUTH 00 DEGREES 59 MINUTES 47 SECONDS WEST 914.84 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.141 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITH 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 28TH DAY OF MARCH, 2017, FROM A FIELD SURVEY COMPLETED THE 16TH DAY OF MARCH, 2017.

OFFICE COPY
JASON LEACHMAN
PROFESSIONAL SURVEYOR #536
3952 GORMLEY-MCLOUGHLIN



DESCRIPTION
APPROVED
By: [Signature]

SURVEY FOR JOE GORMLEY

AUDITORS PARCEL NUMBER

60-60-01-05-02-000 (PART-0.141 AC.)
TO BE COMBINED WITH 60-60-01-05-02-001

BEING A PART OF TRACT 1 AS CONVEYED
TO JOSEPH A. AND SUSAN C. GORMLEY IN
DEED VOLUME 1082, PAGE 545 OF THE
MUSKINGUM COUNTY DEED RECORDS,
SITUATED IN THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 13, RANGE 12, OF
THE CONGRESS LANDS EAST OF THE
SCIOTO RIVER, SALT CREEK TOWNSHIP,
MUSKINGUM COUNTY, OHIO.

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

60-60-01-05-02-001
BRAD E. McLOUGHLIN, TRUSTEE
O.R. VOL. 2633, PG. 860

JOSEPH A. & SUSAN C. GORMLEY
DEED VOL. 1082, PG. 545
TRACT 1

RESEARCH

DEEDS AS SHOWN

PREVIOUS SURVEY OF A 28.212± AC., 34.241± AC., 13.838±
AC., AND A 161.000± ACRE PARCEL COMPLETED
DEC. 23, 1991 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 5.00 AC. PARCEL COMPLETED
MAY 25, 1985 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 4.12 AC. PARCEL COMPLETED
DEC. 21, 2001 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 131.632± AC. PARCEL COMPLETED
JUNE 22, 1995 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 131.859± AC. PARCEL COMPLETED
JULY 19, 1983 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 147.597± AC. PARCEL COMPLETED
JULY 19, 1983 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 185.821 AC. PARCEL COMPLETED
JULY 1994 BY G.R. LOCKWOOD PS6755.
PREVIOUS SURVEY OF A 167.615 AC. PARCEL COMPLETED
OCT. 26, 1998 BY D.E. BINCKLEY II PS7879.
PREVIOUS SURVEY OF A 86.863 AC. PARCEL COMPLETED
FEB. 28, 1997 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 5.12± AC. PARCEL COMPLETED
NOV. 11, 1999 BY D.R. DAVIS PS7972.
USGS TOPOGRAPHIC MAP, NORWICH QUADRANGLE
MUSKINGUM COUNTY GIS

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.

LEGEND

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

SCALE 1"=100'



5/8" REBAR WITH
"DAVIS" CAP

N87°53'14"W 240.00' (PLAT)

CHRISTOPHER C. & SHARON R. FLYNN
DEED VOL. 1149, PG. 684

N87°53'14"W
13.41'

5/8" REBAR WITH
"DAVIS" CAP

N87°53'14"W 1060.90'

5/8" REBAR WITH
"FINLEY" CAP

SOUTHEAST
CORNER OF THE
NORTHEAST
QUARTER OF
SECTION 5

JOSEPH A. & SUSAN C.
GORMLEY
DEED VOL. 1082, PG. 545
TRACT 1
0.141 ACRES

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 31ST DAY OF MARCH,
2017, FROM A FIELD SURVEY COMPLETED THE
16TH DAY OF MARCH, 2017.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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: BEO@rahio.com

DRAWN BY: JWL

DATE: 03-31-17

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5952

DRAWING NO:
Z:\5952\5952.dwg