

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

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

**BURTON FREEMAN DODD, MARY DODD JACOBSON, EMILY DODD FASSETT,  
AND SUSAN A. DODD**  
AUDITORS PARCEL NUMBER  
80-84-46-02-13-000 (ALL)

BEING ALL THE REMAINING PORTION OF THE SECOND PARCEL OF THE FIRST TRACT AS CONVEYED TO BURTON FREEMAN DODD, MARY DODD JACOBSON, EMILY DODD FASSETT, AND SUSAN A. DODD IN DEED VOLUME 1048, PAGE 397 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE INTERSECTION OF THE SOUTH LINE OF GATTRELL STREET AND THE EAST LINE OF HALL AVENUE;

**THENCE** WITH THE SOUTH LINE OF THE SAID GATTRELL STREET, SOUTH 49 DEGREES 00 MINUTES 00 SECONDS EAST 40.38 FEET TO AN EXISTING MONUMENT, SAID MONUMENT BEING NORTH 49 DEGREES 00 MINUTES 00 SECONDS WEST 350.90 FEET FROM AN IRON PIN SET;

**THENCE** LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO THE LINMAR PARTNERSHIP IN DEED VOLUME 985, PAGE 81, SOUTH 44 DEGREES 02 MINUTES 40 SECONDS WEST 208.16 FEET TO AN EXISTING MONUMENT, SAID MONUMENT BEING NORTH 49 DEGREES 20 MINUTES 02 SECONDS WEST 301.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR);

**THENCE** WITH THE NORTH LINE OF A PARCEL CONVEYED TO THE CITY OF ZANESVILLE AS PARCEL "D" OF THE UNDERWOOD URBAN RENEWAL (PLAT BOOK 15, PAGE 62), NORTH 50 DEGREES 50 MINUTES 15 SECONDS WEST 6.74 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** WITH THE EAST LINE OF THE ABOVE SAID HALL AVENUE, NORTH 34 DEGREES 48 MINUTES 16 SECONDS EAST 209.30 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 0.112 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF GATTREL STREET AS RECORDED IN DEED VOLUME 985, PAGE 81.

I, MICHAEL D. NICHOLS, PS 6923, 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 FEBRUARY 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11th DAY OF DECEMBER 2014.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923

6062 LINMAR PARTNERSHIP



DESCRIPTION  
APPROVED

By: *[Signature]* 2/23/18

# SURVEY FOR LINMAR PARTNERSHIP

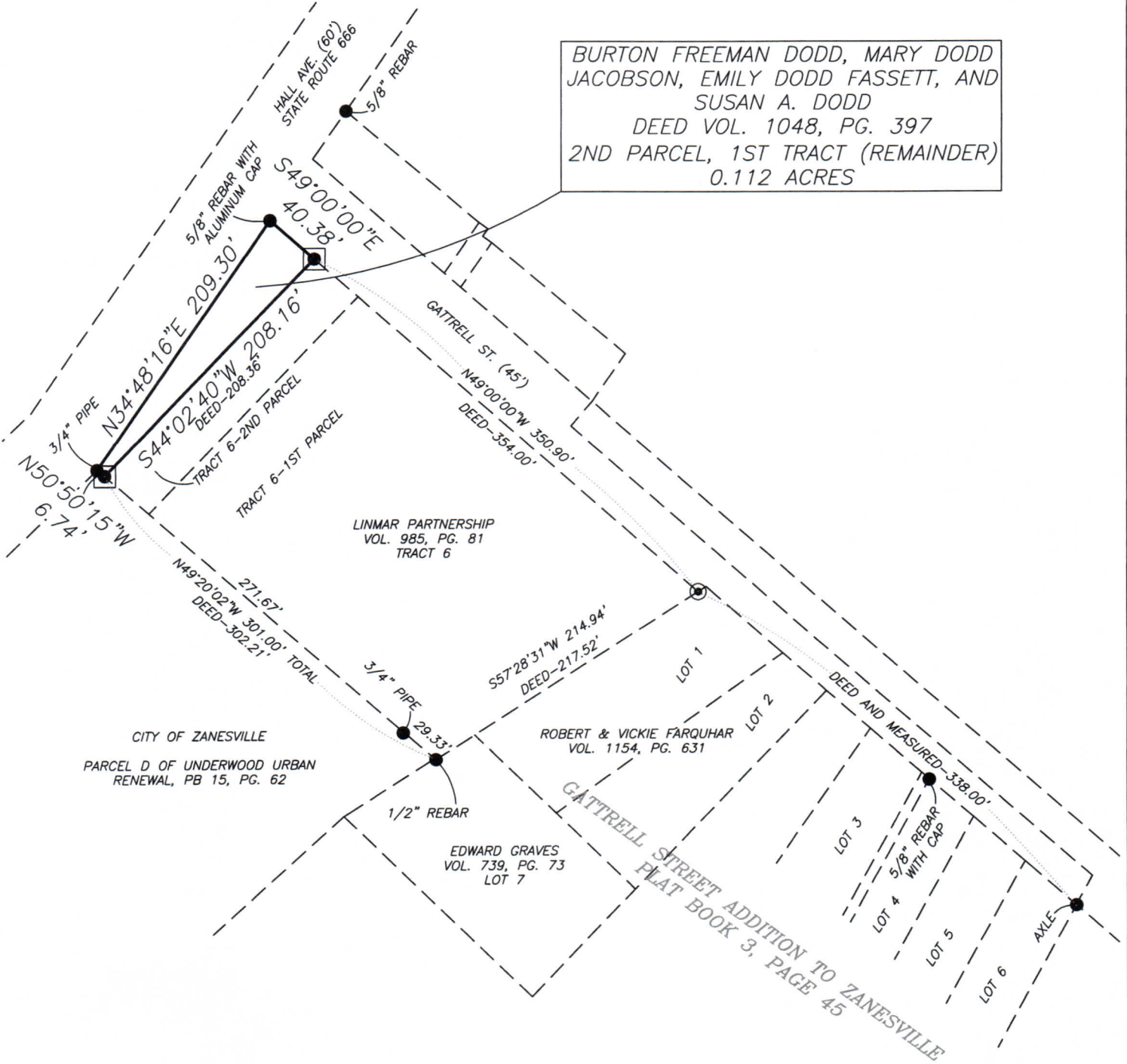
AUDITORS PARCEL NUMBER  
80-84-46-02-13-000 (ALL)



BEING ALL THE REMAINING PORTION OF THE SECOND PARCEL OF THE FIRST TRACT AS CONVEYED TO BURTON FREEMAN DODD, MARY DODD JACOBSON, EMILY DODD FASSETT, AND SUSAN A. DODD IN DEED VOLUME 1048, PAGE 397 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF GATTRELL STREET AS RECORDED IN DEED VOLUME 985, PAGE 81.

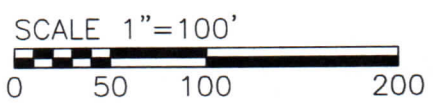
BURTON FREEMAN DODD, MARY DODD  
JACOBSON, EMILY DODD FASSETT, AND  
SUSAN A. DODD  
DEED VOL. 1048, PG. 397  
2ND PARCEL, 1ST TRACT (REMAINDER)  
0.112 ACRES



DESCRIPTION  
APPROVED  
By: *[Signature]*

### RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.112 AC. TRACT  
COMPLETED JULY 16, 1990 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 48.666 AC. TRACT  
COMPLETED AUG. 16, 1990 BY C.R. HARKNESS PS6885



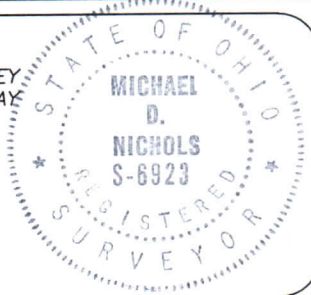
### LEGEND

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

I 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 FEBRUARY, 2018, FROM A FIELD SURVEY COMPLETED THE 11th DAY OF DECEMBER, 2014.

OFFICE COPY  
NOT RECORDABLE

*[Signature]*  
MICHAEL D. NICHOLS  
REGISTERED 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: JWL	DATE: 02-23-18	SCALE: 1"=100'
CHECKED BY: MDN	JOB NO: 6062	DRAWING NO: Z:\5753\5753.dwg