

51-30-15-02-002

## 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

### RICHARD REED

AUDITOR'S PARCEL NUMBER

51-51-30-15-02-000 (PART)

TO BE COMBINED WITH 51-51-30-03-43-000

BEING A PART OF THE PARCEL CONVEYED TO RICHARD WAYNE REED IN O.R. VOLUME 2180, PAGE 271 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15;

**THENCE** SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST 415.09 FEET (DEED) TO AN EXISTING MAG NAIL IN THE INTERSECTION OF THE B & O RAILROAD AND SONORA ROAD (COUNTY ROAD 52);

**THENCE** SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST 2100.93 FEET TO A POINT IN THE CENTER OF THE SAID ROAD, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID REED PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 85 DEGREES 45 MINUTES 32 SECONDS EAST 587.50 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 52.00 FEET;
2. SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 185.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST 42.93 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP);

**THENCE** WITH THE NORTH LINE OF A PARCEL CONVEYED TO ROBERT D. WILSON IN DEED VOLUME 1130, PAGE 929, NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST 233.94 FEET TO AN EXISTING IRON PIN (AXLE);

**THENCE** WITH THE NORTH LINE OF A PARCEL CONVEYED TO NANCY GODBY IN O.R. VOLUME 2337, PAGE 399 (TRANSFER ON DEATH TO LORI A. DURANT, O.R. VOLUME 2337, PAGE 401), SOUTH 86 DEGREES 43 MINUTES 28 SECONDS WEST 351.54 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID ROAD, PASSING AN EXISTING IRON PIN (AXLE) AT 319.54 FEET;

**THENCE** WITH THE CENTER OF THE SAID ROAD, NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST 160.00 FEET TO THE **PLACE OF BEGINNING**;

5850 REED

51-30-15-02-002A

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**CONTAINING 2.257 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SONORA ROAD (COUNTY ROAD 52) AND ALL OTHER 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 (BASELINE PS6923/PS8536).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 11.239 ACRES BY TERRY FINLEY (PS 7222) AS DESCRIBED IN DEED BOOK VOLUME 1127, PAGE 300 OF THE MUSKINGUM COUNTY DEED RECORDS.

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 MARCH, 2016, FROM A FIELD SURVEY COMPLETED THE 18TH DAY OF MARCH, 2016.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR-6923



DESCRIPTION  
APPROVED  
By: *[Signature]* 3/28/2016

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

3/28/16  
Date Fee Paid

## SURVEY FOR RICHARD REED / LORI FRANK

AUDITORS PARCEL NUMBER  
51-51-30-15-02-000 (PART)

TO BE COMBINED WITH 51-51-30-03-43-000

BEING A PART OF THE PARCEL CONVEYED TO RICHARD WAYNE REED IN O.R. VOLUME 2180, PAGE 271 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 11.239 ACRES BY TERRY FINLEY (PS 7222) AS DESCRIBED IN DEED BOOK VOLUME 1127, PAGE 300 OF THE MUSKINGUM COUNTY DEED RECORDS.



NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15

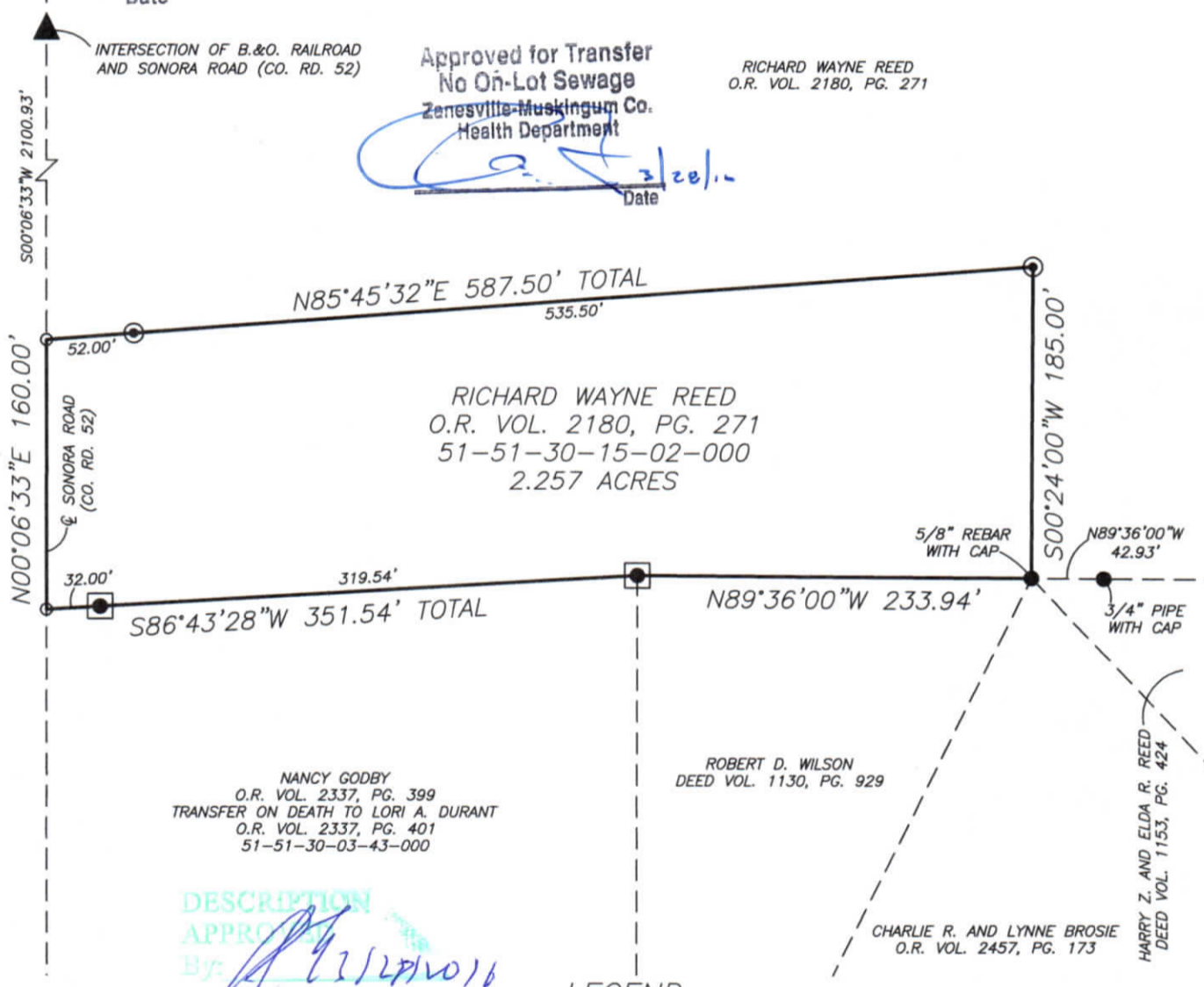
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

3/29/16  
Date

Fee Paid

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.

INTERSECTION OF B.&amp;O. RAILROAD AND SONORA ROAD (CO. RD. 52)

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health DepartmentRICHARD WAYNE REED  
O.R. VOL. 2180, PG. 271

NANCY GODBY  
O.R. VOL. 2337, PG. 399  
TRANSFER ON DEATH TO LORI A. DURANT  
O.R. VOL. 2337, PG. 401  
51-51-30-03-43-000

ROBERT D. WILSON  
DEED VOL. 1130, PG. 929

CHARLIE R. AND LYNNE BRODIE  
O.R. VOL. 2457, PG. 173

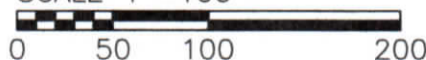
HARRY Z. AND ELDA R. REED  
DEED VOL. 1153, PG. 424

DESCRIPTION  
APPROVED  
By: [Signature]

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊠ AXLE FOUND
- ▲ EXISTING MAG NAIL

SCALE 1"=100'

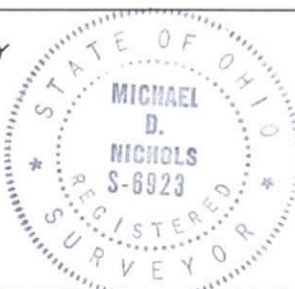


## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.167± AC. TRACT  
COMPLETED FEB. 19, 2004 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF FOUR TRACTS  
COMPLETED MAY 29, 1991 BY W.J. BIEDENBACH PS5718  
MUSKINGUM COUNTY GIS

I, MICHAEL D. NICHOLS (PS#6923), 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 MARCH, 2016, FROM A FIELD SURVEY COMPLETED THE 18th DAY OF MARCH, 2016.

MICHAEL D. NICHOLS  
PROFESSIONAL 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@rroho.com

DRAWN BY: JWL

DATE: 03-23-16

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5850

DRAWING NO:

Z:\5850\5850.dwg