

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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## CRAIG STONEBURNER

AUDITORS PARCEL NUMBER 51-51-63-09-49-000 (PART)  
TO BE COMBINED WITH PARCEL NO. 51-51-63-09-47-000

BEING A PART OF LOT 49 OF SPRING VALLEY II SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 17-19 OF THE MUSKINGUM COUNTY PLAT 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:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE SOUTHWEST CORNER OF SAID LOT 49 (ALSO THE NORTHWEST CORNER OF LOT 56);

**THENCE** WITH THE WEST LINE OF THE SAID LOT 49 (EAST LINE OF LOT 47), NORTH 22 DEGREES 36 MINUTES 33 SECONDS WEST 88.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE NORTHEAST CORNER OF LOT 47;

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE SAID LOT 49, NORTH 67 DEGREES 23 MINUTES 27 SECONDS EAST 110.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID LOT 49 (WEST LINE OF LOT 50);

**THENCE** WITH THE SAID EAST LINE OF LOT 49 (WEST LINE OF LOT 50), SOUTH 22 DEGREES 36 MINUTES 33 SECONDS EAST 74.93 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);

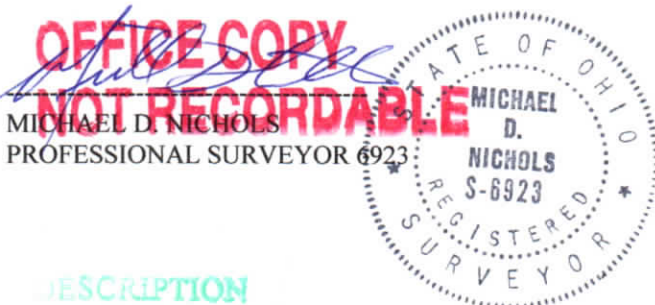
**THENCE** WITH THE SOUTH LINE OF SAID LOT 49 (NORTH LINE OF LOT 56), SOUTH 60 DEGREES 29 MINUTES 35 SECONDS WEST 110.80 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.206 ACRES, SUBJECT TO ALL LEGAL 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.

BEARINGS ARE BASED ON THE PLAT OF SPRING VALLEY II SUBDIVISION

I, MICHAEL D. NICHOLS (PS 6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF AUGUST, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 21ST DAY OF AUGUST, 2015.



DESCRIPTION  
APPROVED

By: *[Signature]*

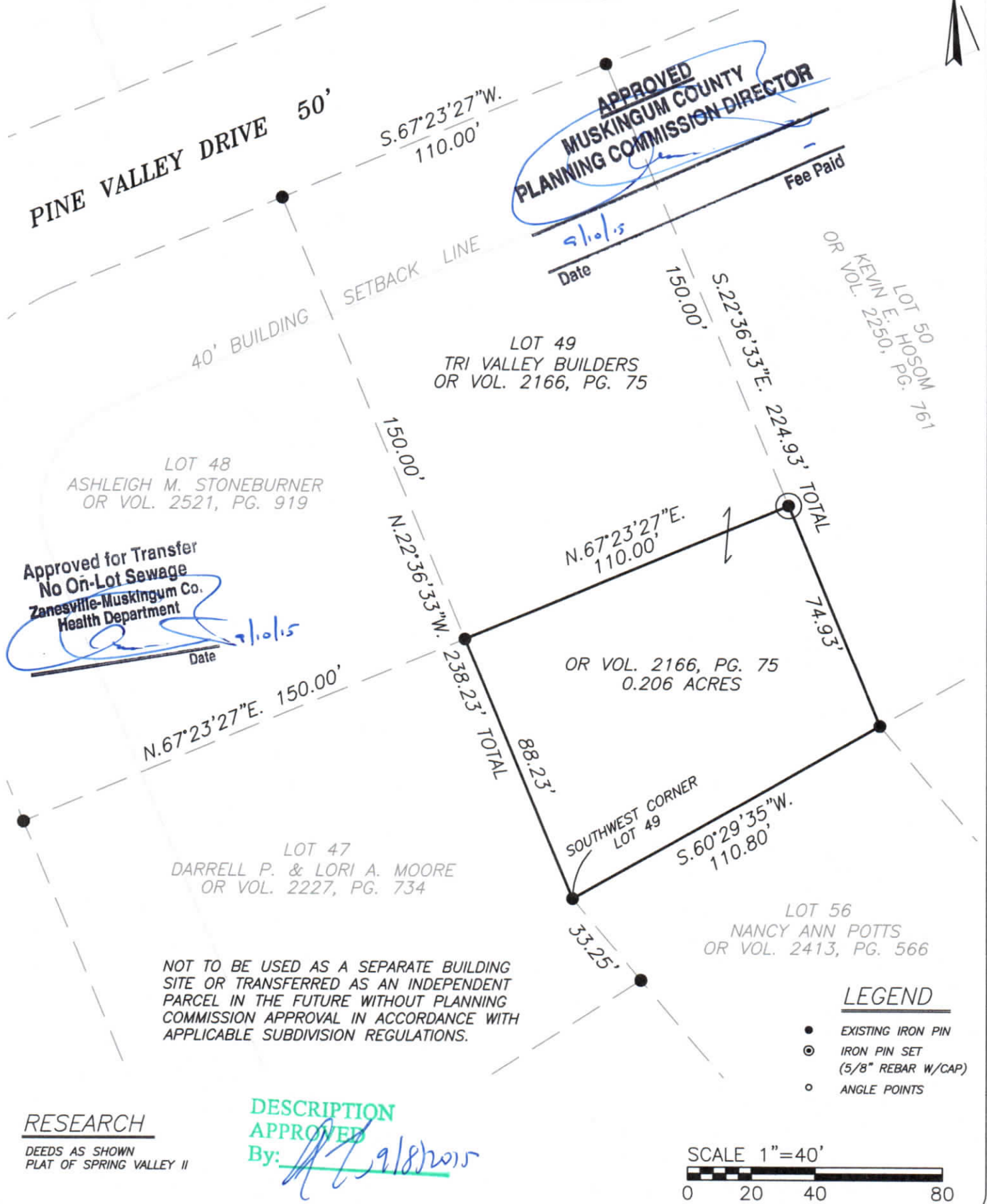
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*9/10/15*  
Date

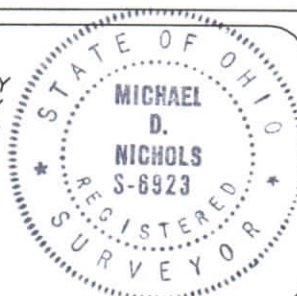
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51-51-63-09-49-000 (PART)

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OFFICE COPY  
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.

phone: 740-453-4850, fax: 740-450-1000, email: BEI@rrohio.com

DRAWING NO:  
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