

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

## FOREST & CAROL BOLLINGER

AUDITORS PARCEL NUMBER

51-51-80-03-02-001 (PART)

TO BE COMBINED WITH 51-51-80-03-02-014

BEING A PART OF THE PARCEL CONVEYED TO FOREST AND CAROL BOLLINGER IN O.R. VOLUME 2774, PAGE 838 OF THE MUSKINGUM COUNTY OFFICIAL 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:

**COMMENCING** AT THE CENTER OF QUARTER TOWNSHIP 3;

**THENCE** THE FOLLOWING SIX COURSES AND DISTANCES:

1. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1732.50 FEET (DEED) TO A POINT;
2. SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 163.04 FEET (DEED) TO A POINT;
3. NORTH 88 DEGREES 41 MINUTES 00 SECONDS EAST 1319.16 FEET (DEED) TO A POINT;
4. SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 670.15 FEET (DEED) TO A POINT;
5. NORTH 89 DEGREES 37 MINUTES 40 SECONDS EAST 832.34 FEET (DEED) TO A POINT;
6. NORTH 01 DEGREES 19 MINUTES 30 SECONDS WEST 600.00 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT THE SOUTHEAST CORNER OF THE ABOVE SAID BOLLINGER PARCEL, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE SOUTH LINE OF THE SAID BOLLINGER PARCEL (NORTH LINE OF BRANCH ROAD AS RECORDED IN PLAT FILE 1, PAGE 102 & 102B), SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 342.26 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO CHRISTOPHER & TAMI LIGHTHIZER IN DEED VOLUME 1093, PAGE 490;

**THENCE** WITH THE EAST AND NORTH LINES OF THE SAID LIGHTHIZER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES

1. NORTH 11 DEGREES 41 MINUTES 20 SECONDS WEST 264.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT);
2. SOUTH 84 DEGREES 23 MINUTES 40 SECONDS WEST 257.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) ON THE NORTH LINE OF THE SAID BRANCH ROAD;

**THENCE** WITH THE NORTH LINE OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCE:

1. NORTH 33 DEGREES 42 MINUTES 30 SECONDS WEST 173.03 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET (CHORD BEARING NORTH 11 DEGREES 50 MINUTES 00 SECONDS WEST 130.40, DELTA ANGLE OF 43 DEGREES 44 MINUTES 57 SECONDS) AN ARC DISTANCE OF 133.62 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID BOLLINGER PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 52 DEGREES 41 MINUTES 40 SECONDS EAST 149.02 FEET TO A POINT, SAID POINT BEING NORTH 67 DEGREES 52 MINUTES 49 SECONDS EAST 99.09 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

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2. SOUTH 15 DEGREES 32 MINUTES 17 SECONDS EAST 109.92 FEET TO A POINT, SAID POINT BEING NORTH 18 DEGREES 30 MINUTES 11 SECONDS EAST 79.45 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP);
3. SOUTH 84 DEGREES 20 MINUTES 52 SECONDS EAST 349.08 FEET TO AN IRON PIN SET;
4. NORTH 86 DEGREES 49 MINUTES 51 SECONDS EAST 273.72 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE SAID BOLLINGER PARCEL (WEST LINE OF A PARCEL CONVEYED TO ROGER SWEENEY IN O.R. VOLUME 2694, PAGE 72);

**THENCE** WITH THE WEST LINE OF THE SAID SWEENEY PARCEL, SOUTH 01 DEGREES 19 MINUTES 30 SECONDS EAST 288.30 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 3.083ACRES, 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 (BASELINE PS6923-PS8536).

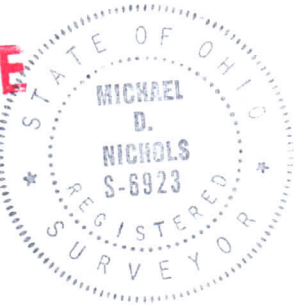
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 9.98 ACRE PARCEL, COMPLETED SEPTEMBER 2, 1996 BY C.R. HARKNESS PS6885.

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 30th DAY OF MARCH 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 26th DAY OF MARCH 2018.

**OFFICE COPY**

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION  
APPROVED

By: 4/12/18

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

4/12/18  
Date

Fee Paid



# SURVEY FOR CHRISTOPHER LIDTHIZER

AUDITORS PARCEL NUMBER  
51-51-80-03-02-001 (PART)

TO BE COMBINED WITH 51-51-80-03-02-014

BEING A PART OF THE PARCEL CONVEYED TO FOREST AND CAROL BOLLINGER IN O.R. VOLUME 2774, PAGE 838 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 9.98 ACRE PARCEL, COMPLETED SEPTEMBER 2, 1996 BY C.R. HARKNESS PS6885.



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

JOHN A. & BETH A. CARTER  
O.R. VOL. 2410, PG. 730

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.

Approved For Transfer  
On-Lot Sewage O.K.

Date 4/13/18

Zanesville-Muskingum Co.  
Health Department

FOREST & CAROL BOLLINGER  
O.R. VOL. 2774, PG. 838

5/8" REBAR WITH  
"BIEDENBACH" CAP

ROGER SWEENEY  
O.R. VOL. 2694, PG. 72

A - CHORD - N11°50'00"W 130.40'  
RAD - 175.00'  
ARC - 133.62'  
DELTA - 43°44'57"

DESCRIPTION  
APPROVED

By: [Signature] 4/13/2018

CENTER OF QUARTER  
TOWNSHIP 3

N90°00'00"E 1732.50' (DEED)  
S89°54'00"E 163.04' (DEED)  
N88°41'00"E 1319.16' (DEED)  
S89°54'00"E 670.15' (DEED)  
N89°37'40"E 832.34' (DEED)

## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.165± AC. PARCEL  
COMPLETED APRIL 12, 1994 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 9.98 AC. PARCEL  
COMPLETED SEPT. 2, 1996 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 0.24 AC. PARCEL  
COMPLETED MARCH 1, 2010 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 1.50 AC. PARCEL  
COMPLETED MAY 26, 2005 BY L.P. DINAN PS5451

## LEGEND

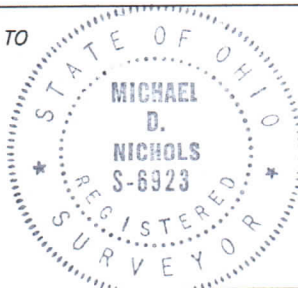
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=120'

0 60 120 240

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO  
THE BEST OF MY KNOWLEDGE AND BELIEF THE  
ABOVE PLAT AND SURVEY TO BE CORRECT AS  
PREPARED BY ME, THIS 30th DAY OF MARCH,  
2018, FROM A FIELD SURVEY COMPLETED THE  
26th DAY OF MARCH, 2018.

MICHAEL D. NICHOLS  
PROFESSIONAL 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: 03-30-18

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 6073

DRAWING NO:  
Z:\6073\6073.dwg