

51-80-18-06-002

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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Fax (740) 450-1000

**PHYLLIS BOHN
AUDITORS PARCEL NUMBER
51-51-80-18-06-000 (PART)**

BEING A PART OF THE PARCEL CONVEYED TO PHYLLIS A. BOHN IN O.R. VOLUME 2461, PAGE 435 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING AXLE AT THE NORTHWEST CORNER OF THE NORTH HALF OF FRACTIONAL SECTION 18;

THENCE WITH THE WEST LINE OF FRACTIONAL SECTION 18, SOUTH 02 DEGREES 19 MINUTES 52 SECONDS WEST 1132.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "ROBERTS" CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO KELLY JO NELSON IN O.R. VOLUME 2003, PAGE 641, NORTH 88 DEGREES 47 MINUTES 34 SECONDS EAST 377.67 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO NIKIA C. LABAKI IN DEED VOLUME 1146, PAGE 677 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE WEST LINE AND SOUTH LINE OF THE SAID LABAKI PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 20 MINUTES 46 SECONDS WEST 140.00 FEET TO AN IRON PIN SET;
2. NORTH 88 DEGREES 47 MINUTES 34 SECONDS EAST 140.00 FEET TO A POINT IN THE CENTER OF SPRY ROAD (COUNTY ROAD 5), PASSING AN IRON PIN SET AT 120.00 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD (WEST LINE OF A PARCEL CONVEYED TO DOUGLAS C. AND BEVERLY GUINSER IN DEED VOLUME 658, PAGE 279), SOUTH 02 DEGREES 25 MINUTES 34 SECONDS WEST 444.25 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO RONNA BAKER IN O.R. VOLUME 2073, PAGE 488;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID BAKER PARCEL, NORTH 87 DEGREES 37 MINUTES 24 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH "EICHER" CAP) AT 20.01 FEET, A TOTAL DISTANCE OF 511.02 FEET TO A POINT ON THE ABOVE SAID WEST LINE OF FRACTIONAL SECTION 18, SAID POINT BEING SOUTH 87 DEGREES 37 MINUTES 24 SECONDS EAST 0.66 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "EICHER" CAP);

THENCE WITH THE SAID SECTION LINE (EAST LINE OF LOTS 35, 34, 33, AND 32 OF COBBLEPOND SUBDIVISION PHASE II AS RECORDED IN PLAT BOOK 19, PAGE 135), NORTH 02 DEGREES 19 MINUTES 52 SECONDS EAST, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 46.07 FEET, 268.53 FEET, AND 502.09 FEET, A TOTAL DISTANCE OF 551.80 FEET TO THE **PLACE OF BEGINNING**.

51-80-18-06-002 A

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CONTAINING 6.227 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SPRY ROAD (COUNTY ROAD 5) AND ALL OTHER 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 OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF J, 2018, FROM A FIELD SURVEY COMPLETED THE 18TH DAY OF JULY, 2018.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED

By: [Signature]
7/24/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

7/24/18
Date Fee Paid

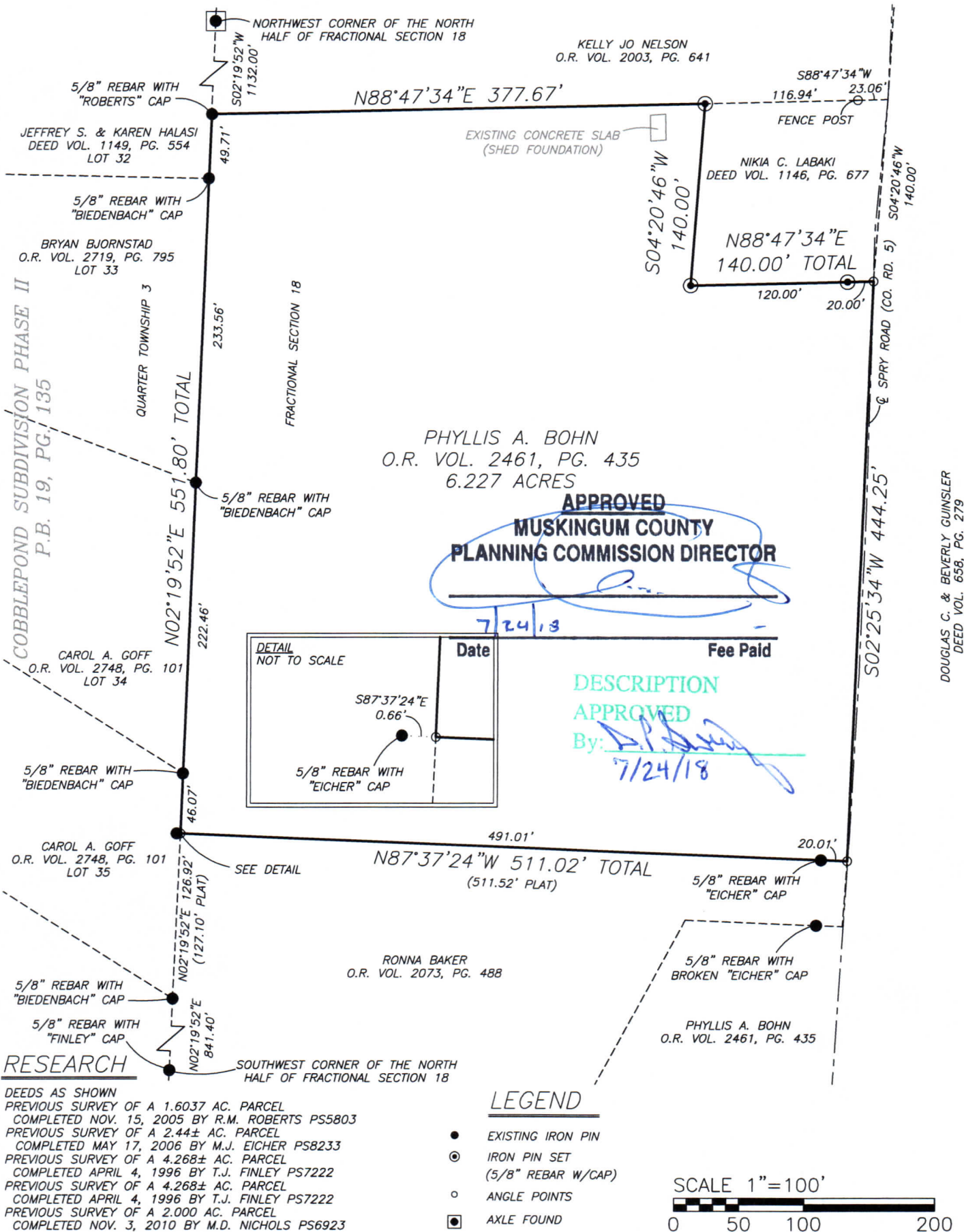
51-80-18-06-002 B

SURVEY FOR PHYLLIS BOHN

AUDITORS PARCEL NUMBER
51-51-80-18-06-000 (PART)

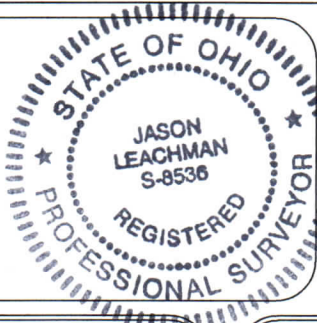
BEING A PART OF THE PARCEL CONVEYED TO PHYLLIS A. BOHN IN O.R. VOLUME 2461, PAGE 435 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



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 19th DAY OF JULY, 2018, FROM A FIELD SURVEY COMPLETED THE 18th DAY OF JULY, 2018.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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: JWJ

DATE: 07-19-18

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 6105

DRAWING NO:
Z:\6105\6105.dwg