

62-17-01-02-000
62-17-01-03-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

SHIRREY (GROSS) TRACY

AUDITORS PARCEL NUMBER 62-62-17-01-02-000 (ALL)

AUDITORS PARCEL NUMBER 62-62-17-01-03-000 (ALL)

BEING THE TRACT CONVEYED TO SHIRREY AND CARLOS GROSS IN DEED VOLUME 1066, PAGE 480 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE NORTHEAST CORNER OF THE SAID SECTION 7;

THENCE WITH THE EAST LINE OF THE SAID SECTION 7, SOUTH 01 DEGREES 28 MINUTES 18 SECONDS WEST 1167.92 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE WITH THE NORTH LINE OF A 20 ACRE TRACT CONVEYED TO ALBERT CROCK AND RITA CROCK, TRUSTEES BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1660, PAGE 466, NORTH 66 DEGREES 53 MINUTES 55 SECONDS WEST 795.34 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE LEAVING THE SAID NORTH LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO DONALD R. GILLESPIE AND SANDRA D. GILLESPIE BY DEED VOLUME 1007, PAGE 597, NORTH 17 DEGREES 59 MINUTES 30 SECONDS EAST 56.10 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);

THENCE CONTINUING WITH THE SAID GILLESPIE NORTH LINE, NORTH 66 DEGREES 24 MINUTES 15 SECONDS WEST, PASSING AN EXISTING IRON PIN (1/2 INCH PIPE) AT 638.35 FEET, A TOTAL DISTANCE OF 658.35 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 282 (SHIPLETT ROAD);

THENCE WITH THE SAID ROAD, NORTH 38 DEGREES 04 MINUTES 33 SECONDS EAST 176.70 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID ROAD, NORTH 37 DEGREES 59 MINUTES 16 SECONDS EAST 138.72 FEET TO A POINT,

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH AND EAST LINE OF A 4.00 ACRE TRACT CONVEYED TO JASON L. KNAUP AND ABBY N. KNAUP BY DEED RECORDED IN OFFICIAL RECORD VOLUME 2364, PAGE 663 THE NEXT 4 COURSES AND DISTANCES:

- 1. SOUTH 65 DEGREES 19 MINUTES 29 SECONDS EAST 286.38 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 36.30 FEET;**
- 2. SOUTH 67 DEGREES 33 MINUTES 04 SECONDS EAST 126.67 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE);**
- 3. SOUTH 89 DEGREES 45 MINUTES 08 SECONDS EAST 40.55 FEET TO AN IRON PIN SET;**
- 4. NORTH 18 DEGREES 03 MINUTES 47 SECONDS EAST 484.68 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE NORTH LINE OF SECTION 7;**

THENCE WITH THE SAID NORTH LINE OF SECTION 7, SOUTH 89 DEGREES 45 MINUTES 08 SECONDS EAST 585.06 FEET TO THE PLACE OF BEGINNING.

CONTAINING 20.043 ACRES, SUBJECT TO ALL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 282 (SHIPLETT ROAD), AND ALL OTHER APPLICABLE EASEMENTS.

ALSO SUBJECT TO THE FOLLOWING EASEMENT AS DESCRIBED IN O.R. VOLUME 2364, PAGE 663:

15 FEET WIDE INGRESS/ EGRESS EASEMENT #2
ACCESS FOR 4.000 ACRES TRACT

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 7;
5623 TRACY**

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THENCE WITH THE NORTH LINE OF THE SAID SECTION, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST 585.06 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 4.000 ACRE TRACT CONVEYED TO SHIRREY AND CARLOS GROSS IN DEED VOLUME 807, PAGE 326 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE EAST LINE OF THE SAID GROSS TRACT, SOUTH 18 DEGREES 03 MINUTES 47 SECONDS WEST 484.68 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE SAID GROSS TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST 40.55 FEET TO AN EXISTING IRON PIN;
2. NORTH 67 DEGREES 33 MINUTES 04 SECONDS WEST 126.67 FEET TO A POINT;
3. NORTH 65 DEGREES 19 MINUTES 29 SECONDS WEST 123.81 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH A 20.036 MORE OF LESS ACRES TRACT CONVEYED TO SHIRREY AND CARLOS GROSS IN DEED VOLUME 1066, PAGE 480, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 70 DEGREES 03 MINUTES 26 SECONDS WEST 31.75 FEET TO A POINT;
2. NORTH 66 DEGREES 17 MINUTES 55 SECONDS WEST 48.59 FEET TO A POINT;
3. NORTH 56 DEGREES 44 MINUTES 19 SECONDS WEST 94.57 FEET TO A POINT IN THE CENTER OF SHIPLETT ROAD (TOWNSHIP ROAD 282);

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 37 DEGREES 59 MINUTES 16 SECONDS EAST 9.25 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE ABOVE SAID 4.000 MORE OR LESS ACRES TRACT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF THE SAID 4.000 MORE OR LESS ACRES TRACT, SOUTH 65 DEGREES 19 MINUTES 29 SECONDS EAST 38.72 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID 20.036 MORE OR LESS ACRES TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 56 DEGREES 44 MINUTES 19 SECONDS EAST 54.27 FEET TO A POINT;
2. SOUTH 66 DEGREES 17 MINUTES 55 SECONDS EAST 41.33 FEET TO A POINT;
3. NORTH 70 DEGREES 03 MINUTES 26 SECONDS EAST 10.54 FEET TO A POINT ON THE ABOVE SAID SOUTH LINE;

THENCE WITH THE SAID SOUTH LINE, SOUTH 65 DEGREES 19 MINUTES 29 SECONDS EAST 21.36 FEET TO THE **PLACE OF BEGINNING.**

ALSO THE RIGHT TO USE THE FOLLOWING EASEMENT AS DESCRIBED IN O.R. VOLUME 2364, PAGE 663:

INGRESS/EGRESS EASEMENT #1
4.000 ACRE TRACT SUBJECT TO EASEMENT

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST 585.06 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 4.000 MORE OF LESS ACRES TRACT CONVEYED TO SHIRREY AND CARLOS GROSS IN DEED VOLUME 807, PAGE 326 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE EAST LINE OF THE SAID GROSS TRACT, SOUTH 18 DEGREES 03 MINUTES 47 SECONDS WEST 484.68 FEET TO A POINT;

5623 TRACY

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THENCE WITH THE SOUTH LINE OF THE SAID GROSS TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST 40.55 FEET TO AN EXISTING IRON PIN;
2. NORTH 67 DEGREES 33 MINUTES 04 SECONDS WEST 126.67 FEET TO A POINT;
3. NORTH 65 DEGREES 19 MINUTES 29 SECONDS WEST 247.66 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 65 DEGREES 19 MINUTES 29 SECONDS WEST 38.72 FEET TO A POINT IN THE CENTER OF SHIPLETT ROAD (TOWNSHIP ROAD 282);

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 35 DEGREES 37 MINUTES 04 SECONDS EAST 5.79 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID GROSS TRACT, SOUTH 56 DEGREES 44 MINUTES 19 SECONDS EAST 38.05 FEET TO THE **PLACE OF BEGINNING.**

ALSO THE RIGHT TO USE THE FOLLOWING EASEMENT AS DESCRIBED IN O.R. VOLUME 2364, PAGE 663:

15 FEET WIDE INGRESS/EGRESS EASEMENT #3
4.000 ACRE TRACT SUBJECT TO EASEMENT

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7;

THENCE WITH THE NORTH LINE OF THE SAID SECTION, NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST 585.06 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 4.000 MORE OR LESS ACRES TRACT CONVEYED TO SHIRREY AND CARLOS GROSS IN DEED VOLUME 807, PAGE 326 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE EAST LINE OF THE SAID GROSS TRACT, SOUTH 18 DEGREES 03 MINUTES 47 SECONDS WEST 443.66 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;**

THENCE CONTINUING WITH THE SAID EAST LINE, SOUTH 18 DEGREES 03 MINUTES 47 SECONDS WEST 15.28 FEET TO A POINT;

THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE SAID GROSS TRACT THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 82 DEGREES 52 MINUTES 31 SECONDS WEST 17.68 FEET TO A POINT;
2. SOUTH 84 DEGREES 41 MINUTES 15 SECONDS WEST 70.39 FEET TO A POINT;
3. NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST 9.64 FEET TO A POINT ON THE SOUTH LINE OF THE SAID GROSS TRACT, SAID POINT BEING NORTH 67 DEGREES 33 MINUTES 04 SECONDS WEST 52.74 FEET FROM AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF THE SAID GROSS TRACT, NORTH 67 DEGREES 33 MINUTES 04 SECONDS WEST 48.95 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE SAID GROSS TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 79 DEGREES 54 MINUTES 33 SECONDS EAST 18.51 FEET TO A POINT;
2. SOUTH 89 DEGREES 03 MINUTES 06 SECONDS EAST 36.09 FEET TO A POINT;
3. NORTH 84 DEGREES 41 MINUTES 15 SECONDS EAST 71.20 FEET TO A POINT;
4. SOUTH 82 DEGREES 52 MINUTES 31 SECONDS EAST 22.21 FEET TO THE **PLACE OF BEGINNING**.

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BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 4.00 MORE OR LESS ACRES TRACT DATED MARCH 30, 1979 BY W. J. BIEDENBACH PS 5718 (OR VOLUME 2364, PAGE 663)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20TH DAY OF MARCH, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 19TH DAY OF MARCH, 2013 AND ON THE 6TH DAY OF OCTOBER 2011.

~~OFFICE COPY~~
~~NOT RECORDABLE~~
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED
By: *[Signature]* 3/25/13

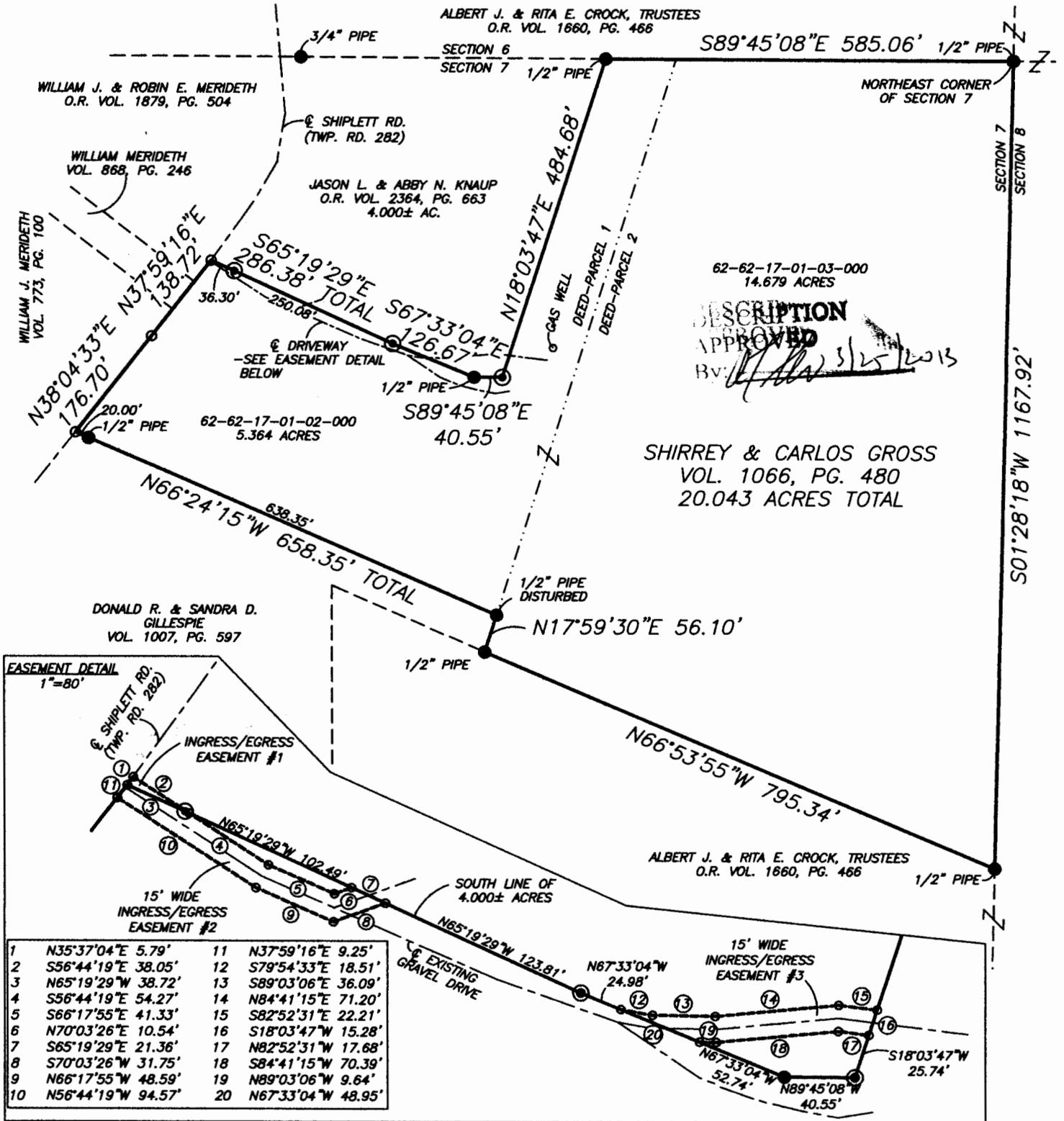
62-17-01-02-000
62-17-01-03-000

SURVEY FOR SHIRREY TRACY

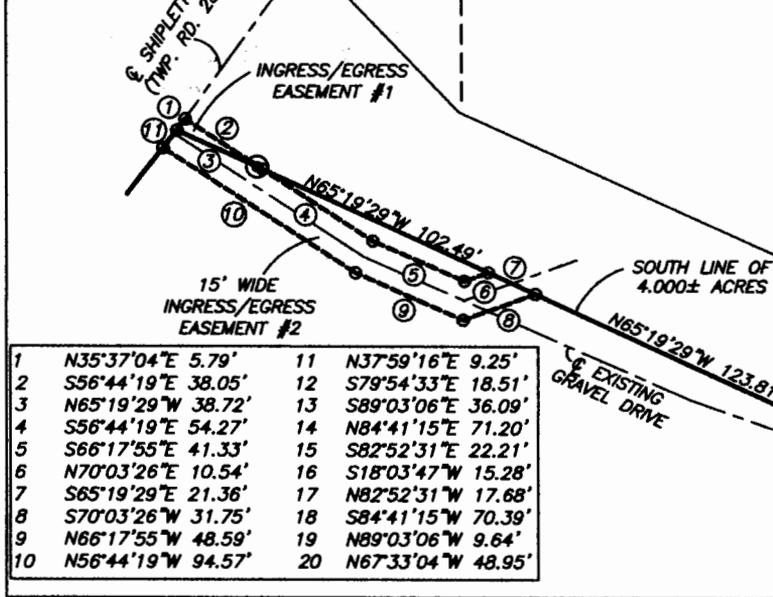
AUDITORS PARCEL NUMBERS
62-62-17-01-02-000 (ALL)
62-62-17-01-03-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 4.000 MORE OR LESS ACRES TRACT DATED MARCH 30, 1979 BY W.J. BIENENBACH PS 5718.



EASEMENT DETAIL
1"=80'



1	N35°37'04"E 5.79'	11	N37°59'16"E 9.25'
2	S56°44'19"E 38.05'	12	S79°54'33"E 18.51'
3	N65°19'29"W 38.72'	13	S89°03'06"E 36.09'
4	S56°44'19"E 54.27'	14	N84°41'15"E 71.20'
5	S66°17'55"E 41.33'	15	S82°52'31"E 22.21'
6	N70°03'26"E 10.54'	16	S18°03'47"W 15.28'
7	S65°19'29"E 21.36'	17	N82°52'31"W 17.68'
8	S70°03'26"W 31.75'	18	S84°41'15"W 70.39'
9	N66°17'55"W 48.59'	19	N89°03'06"W 9.64'
10	N56°44'19"W 94.57'	20	N67°33'04"W 48.95'

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.000± AC. TRACT COMPLETED MARCH 30, 1979 BY W.J. BIENENBACH PS5718
PREVIOUS SURVEY OF A 20.036± AC. TRACT COMPLETED MARCH 30, 1979 BY W.J. BIENENBACH PS5718

LEGEND

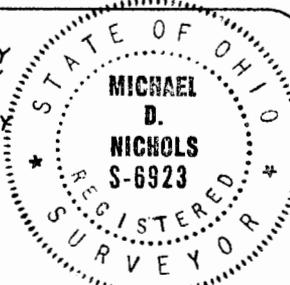
- EXISTING IRON PIN
- ANGLE POINTS
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)

SCALE 1"=200'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 20th DAY OF MARCH, 2013, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF MARCH, 2013 AND ON THE 6th DAY OF OCTOBER 2011.

OFFICE COPY
NOT RECORDABLE
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.

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: 03-20-13

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 5623

DRAWING NO: Z:\5531\5531.dwg