

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

ARLENE STOTTS

AUDITORS PARCEL NUMBERS

70-70-11-01-07-000 (ALL) – 23.649 ACRES, 70-70-13-02-02-000 (ALL) – 48.313 ACRES
70-70-13-02-03-000 (ALL) – 9.194 ACRES, 70-70-13-02-04-000 (ALL) – 12.875 ACRES

BEING THE PARCELS CONVEYED TO ARLENE STOTTS BY DEED RECORDED IN DEED VOLUME 1059, PAGE 492 AND TO JANET C. STOTTS BY DEED RECORDED IN OFFICIAL RECORD VOLUME 2425, PAGE 217 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 7 AND LOT 8 OF UNDERWOODS SUBDIVISION OF QUARTER TOWNSHIP 2 AND 3 AS RECORDED IN DEED BOOK E, PAGE 62 (PLAT BOOK A-O, PAGE 55) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT 8 OF THE SAID UNDERWOODS SUBDIVISION;

THENCE WITH THE WEST LINE OF LOT 8 (EAST LINE OF A PARCEL CONVEYED TO MYRON H. POWELSON, ET.AL. IN DEED VOLUME 750, PAGE 248 AND IN DEED VOLUME 1064, PAGE 287), NORTH 02 DEGREES 55 MINUTES 28 SECONDS EAST 660.95 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FORSHEY CAP);

THENCE LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO JOHN C. MICHEL AND MARJORIE A. MICHEL, TRUSTEES OF THE JOHN C. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999 AND TRUSTEES OF THE MARJORIE A. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999 IN O.R. VOLUME 1813, PAGE 665 THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 57 MINUTES 02 SECONDS EAST 1563.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FORSHEY CAP);
2. SOUTH 01 DEGREES 52 MINUTES 02 SECONDS WEST 652.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FORSHEY CAP) ON THE LINE COMMON TO LOT 8 AND LOT 7 OF THE SAID SUBDIVISION;

THENCE LEAVING THE SAID MICHEL PARCEL SOUTH LINE AND TRAVERSING INTO THE SAID LOT 7 WITH THE WEST LINE OF A PARCEL CONVEYED TO JON MICHAEL HITTLE IN O.R. VOLUME 2005, PAGE 45, SOUTH 04 DEGREES 38 MINUTES 15 SECONDS WEST 1459.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);

THENCE CONTINUING THROUGH THE SAID LOT 7 AND WITH THE WEST LINE OF A PARCEL CONVEYED TO TIMOTHY L. ERWINE AND SUSAN F. STEVENS, TRUSTEES OF THE TIMOTHY L. ERWINE AND SUSAN F. STEVENS TRUST AGREEMENT DATED MARCH 30, 2016 IN O.R. VOLUME 2660, PAGE 824, SOUTH 03 DEGREES 50 MINUTES 35 SECONDS WEST 504.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) ON THE SOUTH LINE OF LOT 7 OF THE SAID SUBDIVISION;

THENCE WITH THE SOUTH LINE OF LOT 7 AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO THE ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY IN DEED VOLUME 1142, PAGE 426, NORTH 85 DEGREES 43 MINUTES 04 SECONDS WEST 1582.35 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT THE SOUTHWEST CORNER OF LOT 7;

THENCE WITH THE WEST LINE OF LOT 7 AND CONTINUING WITH THE SAID NORTH LINE OF THE PORT AUTHORITY PARCEL, NORTH 02 DEGREES 27 MINUTES 53 SECONDS EAST 130.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO ARLENE STOTTS IN DEED VOLUME 1059, PAGE 489;

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THENCE CONTINUING WITH THE SAID WEST LINE OF LOT 7 AND WITH THE EAST LINE OF THE SAID STOTTS PARCEL (DEED VOLUME 1059, PAGE 489), NORTH 04 DEGREES 49 MINUTES 47 SECONDS EAST 1791.37 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 62.18 FEET.

CONTAINING 94.031 ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS-BASELINE PS 6923-PS 8536.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF SEPTEMBER, 2018 FROM A FIELD SURVEY COMPLETED BY ME ON THE 28TH DAY OF SEPTEMBER, 2018.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION

APPROVED

By: AD 10/15/2018

SURVEY FOR ARLENE STOTTS

AUDITORS PARCEL NUMBER
70-70-11-01-07-000 (ALL)-23.649 ACRES
70-70-13-02-02-000 (ALL)-48.313 ACRES
70-70-13-02-03-000 (ALL)-9.194 ACRES
70-70-13-02-04-000 (ALL)-12.875 ACRES

BEING THE PARCELS CONVEYED TO ARLENE STOTTS BY DEED RECORDED IN DEED VOLUME 1058, PAGE 492 AND TO JANET C. STOTTS BY DEED RECORDED IN OFFICIAL RECORD VOLUME 2425, PAGE 217 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 7 AND LOT 8 OF UNDERWOODS SUBDIVISION OF QUARTER TOWNSHIP 2 AND 3 AS RECORDED IN DEED BOOK E, PAGE 62 (PLAT BOOK A-O, PAGE 55) OF THE MUSKINGUM COUNTY DEED RECORDS, ALSO A 60 FT. WIDE RIGHT OF WAY THROUGH THE PARCEL CONVEYED TO ARLENE STOTTS BY DEED RECORDED IN VOLUME 1059, PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 OF SAID UNDERWOODS SUBDIVISION, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

MYRON H. POWELSON, ETAL
DEED VOLUME 750, PG. 248
DEED VOLUME 1084, PAGE 287

LEGEND

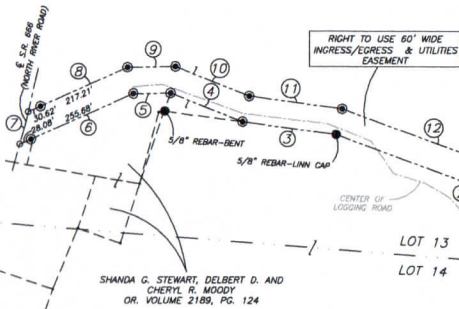
- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 69.858 AC. PARCEL COMPLETED OCT. 1988 BY P.C. FORSHEY PS6999
PREVIOUS SURVEY OF A 13.164 AC. PARCEL COMPLETED SEP. 24, 1983 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 118.738 AC. PARCEL COMPLETED JAN. 2000 BY J.D. NEWCOMB PS7321
PREVIOUS SURVEY OF A 0.75 AC. PARCEL COMPLETED APRIL 13, 2008 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 0.132 AC. PARCEL COMPLETED MAY 19, 1984 BY L. CAMP PSS843
PREVIOUS SURVEY OF A 0.132 AC. PARCEL COMPLETED JULY 16, 2002 BY J.D. NEWCOMB PS7321
PREVIOUS SURVEY OF A 70.004 AC. PARCEL COMPLETED MAY 9, 2007 BY T.E. SNYDER PS6651
PREVIOUS SURVEY OF A 1007.222 AC. PARCEL COMPLETED FEB. 17, 1988 BY T.A. LINN PS7113

ARLENE STOTTS
DEED VOLUME 1059, PG. 489
81.32 ACRES

- S04°49'47"W 62.18'
- N69°57'29"W 482.07'
- N82°26'42"W 216.10'
- N68°31'05"W 176.83'
- S88°57'38"W 84.40'
- S65°45'38"W 283.76' TOTAL
- N14°33'46"E 76.99'
- N65°45'38"E 247.83' TOTAL
- N88°57'38"E 108.66'
- S68°31'05"E 181.45'
- S82°26'42"E 215.33'
- S69°57'29"E 472.32'



DESCRIPTION
APPROVED
By: [Signature]

ZANESVILLE-MUSKINGUM COUNTY
PORT AUTHORITY
DEED VOLUME 1142, PG. 426

JOHN C. MICHEL AND MARJORIE A. MICHEL, TRUSTEES OF THE JOHN C. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999 AND TRUSTEES OF THE MARJORIE A. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999
O.R. VOLUME 1813, PAGE 865

SCALE 1"=200'

NOTE 1: PROPERTY LINE ESTABLISHED FROM SURVEYS COMPLETED BY LOREN CAMP, PS 5843 AND LINN ENGINEERING, TIMOTHY H. LINN, PS 7113
NOTE 2: PROPERTY LINE ESTABLISHED FROM SURVEYS COMPLETED BY PHILIP C. FORSHEY, PS 6999, TERRY J. FINLEY, PS 7222 AND LINN ENGINEERING, TIMOTHY H. LINN, PS 7113

JON MICHAEL HITTLE
O.R. VOLUME 2005, PG. 49

STATE OF OHIO
MICHAEL D. NICHOLS
REGISTERED PROFESSIONAL SURVEYOR #6923
OFFICE COPY
NOT RECORDED

TIMOTHY L. ERWINE AND SUSAN F. STEVENS, TRUSTEES OF THE TIMOTHY L. ERWINE AND SUSAN F. STEVENS TRUST AGREEMENT DATED MARCH 30, 2016
O.R. VOLUME 2660, PG. 824

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 OF ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.
3010 EAST PIKE ZANESVILLE, OHIO 43701
PH: 740-453-4850 F: 740-450-1000
EMAIL: BEI@OHIOHRR.COM

MOSSY OAK REALTY
ARLENE STOTTS

WASHINGTON TWP., MUSKINGUM COUNTY

DRAWN BY:	CHECKED BY:	FILENAME:	PLAT DATE:	REVISIONS
JWL	MDN	2:1612316123.dwg	09/21/18	
INITIAL	DATE			

SHEET NO.
S-1

SCALE:
1"=200'

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Zanesville, OH 43701

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ALSO THE RIGHT TO USE THE FOLLOWING 60 FEET WIDE INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO ARLENE STOTTS BY DEED RECORDED IN DEED VOLUME 1059, PAGE 489 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 OF UNDERWOODS SUBDIVISION OF QUARTER TOWNSHIP 2 AND 3, IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF LOT 8 OF THE SAID UNDERWOODS SUBDIVISION (NORTHWEST CORNER OF LOT 13);

THENCE WITH THE WEST LINE OF LOT 7 AND A PARCEL CONVEYED TO ARLENE STOTTS IN DEED VOLUME 1059, PAGE 492 AND TO JANET C. STOTTS IN O.R. VOLUME 2425, PAGE 217 (EAST LINE OF LOT 13), SOUTH 04 DEGREES 49 MINUTES 47 SECONDS WEST 1729.19 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WEST LINE OF LOT 7, SOUTH 04 DEGREES 49 MINUTES 47 SECONDS WEST 62.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);

THENCE LEAVING THE SAID LOT LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO THE ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY IN DEED VOLUME 1142, PAGE 426 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 69 DEGREES 57 MINUTES 29 SECONDS WEST 482.07 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH LINN CAP);
2. NORTH 82 DEGREES 26 MINUTES 42 SECONDS WEST 216.10 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID PORT AUTHORITY PARCEL AND TRAVERSING THROUGH THE ABOVE SAID STOTTS PARCEL (DEED VOLUME 1059, PAGE 489), NORTH 68 DEGREES 31 MINUTES 05 SECONDS WEST 176.83 FEET TO AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO SHANDA G. STEWART, DELBERT D. AND CHERYL R. MOODY IN O.R. VOLUME 2189, PAGE 124 THE FOLLOWING TWO COURSES AND DISTANCES;

1. SOUTH 88 DEGREES 57 MINUTES 38 SECONDS WEST 84.40 FEET TO AN IRON PIN SET;
2. SOUTH 65 DEGREES 45 MINUTES 38 SECONDS WEST 283.76 FEET TO A POINT IN THE CENTER OF STATE ROUTE 666 (NORTH RIVER ROAD), PASSING AN IRON PIN SET AT 255.68 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 14 DEGREES 33 MINUTES 46 SECONDS EAST 76.99 FEET TO A POINT;

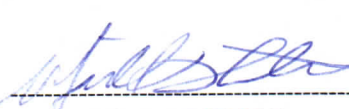
THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE SAID STOTTS PARCEL (DEED VOLUME 1059, PAGE 489) THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 65 DEGREES 45 MINUTES 38 SECONDS EAST 247.83 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AS 30.62 FEET;
2. NORTH 88 DEGREES 57 MINUTES 38 SECONDS EAST 108.66 FEET TO AN IRON PIN SET;
3. SOUTH 68 DEGREES 31 MINUTES 05 SECONDS EAST 181.45 FEET TO AN IRON PIN SET;
4. SOUTH 82 DEGREES 26 MINUTES 42 SECONDS EAST 215.33 FEET TO AN IRON PIN SET;
5. SOUTH 69 DEGREES 57 MINUTES 29 SECONDS EAST 472.32 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS-BASELINE PS 6923-PS 8536.

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF SEPTEMBER, 2018 FROM A FIELD SURVEY COMPLETED BY ME ON THE 28TH DAY OF SEPTEMBER, 2018.


MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



6123 STOTTS

SURVEY FOR ARLENE STOTTS

AUDITORS PARCEL NUMBER
 70-70-11-01-07-000 (ALL)-23.649 ACRES
 70-70-13-02-02-000 (ALL)-48.313 ACRES
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MYRON H. POWELSON, ET AL
 DEED VOLUME 750, PG. 248
 DEED VOLUME 1064, PAGE 287

JOHN C. MICHEL AND MARJORIE A. MICHEL, TRUSTEES OF THE JOHN C. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999 AND TRUSTEES OF THE MARJORIE A. MICHEL REVOCABLE TRUST DATED JUNE 16, 1999
 O.R. VOLUME 1813, PAGE 665

SCALE 1"=200'

NOTE 1: PROPERTY LINE ESTABLISHED FROM SURVEYS COMPLETED BY LOREN CAMP, PS 5843 AND LINN ENGINEERING, TIMOTHY H. LINN, PS 7113
 NOTE 2: PROPERTY LINE ESTABLISHED FROM SURVEYS COMPLETED BY PHILIP C. FORSHEY, PS 6999, TERRY J. FINLEY, PS 7222 AND LINN ENGINEERING, TIMOTHY H. LINN, PS 7113

LEGEND

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

RESEARCH

DEEDS AS SHOWN
 PREVIOUS SURVEY OF A 69.858 AC. PARCEL COMPLETED OCT. 1986 BY P.C. FORSHEY PS6999
 PREVIOUS SURVEY OF A 13.164± AC. PARCEL COMPLETED SEP. 24, 1993 BY T.J. FINLEY PS7222
 PREVIOUS SURVEY OF A 118.73± AC. PARCEL COMPLETED JAN. 2000 BY J.D. NEWCOME PS7321
 PREVIOUS SURVEY OF A 0.75 AC. PARCEL COMPLETED APRIL 13, 2006 BY C.R. HARKNESS PS8885
 PREVIOUS SURVEY OF A 81.32 AC. PARCEL COMPLETED MAY 19, 1984 BY L. CAMP PS5843
 PREVIOUS SURVEY OF A 0.97± AC. PARCEL COMPLETED JULY 16, 2002 BY J.D. NEWCOME PS7321
 PREVIOUS SURVEY OF A 70.00± AC. PARCEL COMPLETED MAY 9, 2007 BY T.E. SNYDER PS6651
 PREVIOUS SURVEY OF A 1007.22± AC. PARCEL COMPLETED FEB. 17, 1998 BY T.H. LINN PS7113

ARLENE STOTTS
 DEED VOLUME 1059, PG. 489
 81.32 ACRES

PAR.-70-70-13-02-03-000 (ALL)
 9.194 ACRES

JON MICHAEL HITTLE
 O.R. VOLUME 2005, PG. 45

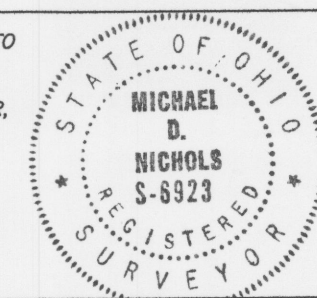
- 1 S04°49'47"W 62.18'
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- 5 S88°57'38"W 84.40'
- 6 S65°45'38"W 283.76' TOTAL
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- 10 S68°31'05"E 181.45'
- 11 S82°26'42"E 215.33'
- 12 S69°57'29"E 472.32'

ARLENE STOTTS
 DEED VOLUME 1059, PG. 492
 &
 JANET C. STOTTS
 O.R. VOLUME 2425, PG. 217
 94.031 ACRES-TOTAL

DESCRIPTION

APPROVED
 By: *[Signature]* 10/5/2018

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 28th DAY OF SEPTEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF SEPTEMBER, 2018.
 NOT RECORDABLE
 MICHAEL D. NICHOLS
 PROFESSIONAL SURVEYOR #6923



TIMOTHY L. ERWINE AND SUSAN F. STEVENS, TRUSTEES OF THE TIMOTHY L. ERWINE AND SUSAN F. STEVENS TRUST AGREEMENT DATED MARCH 30, 2016
 O.R. VOLUME 2660, PG. 824

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 EMAIL: BE@OHIORR.COM

MOSSY OAK REALTY

ARLENE STOTTS

WASHINGTON TWP., MUSKINGUM COUNTY

DRAWN BY:	CHECKED BY:	FILENAME: Z:\6123\6123.dwg
JNL 09/21/18	MDN 09/21/18	PLOT DATE: 09/21/18
INITIAL - DATE	REVISIONS	

SHEET NO.

S-1

SCALE:
 1"=200'