

70-70-01-22-001

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com

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

BENNETT D. WOERNER

AUDITORS PARCEL NUMBER 71-70-70-01-22-000 (PART)
TO BE COMBINED WITH AUDITORS PARCEL NUMBER 71-70-70-01-24-000

BEING A PART OF THE SECOND PARCEL CONVEYED TO BENNETT D. WOERNER, IN DEED VOLUME 950, PAGE 83, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9 OF SHADY HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63;

THENCE WITH THE SOUTH LINE OF PARCELS CONVEYED TO RICHARD AND SUZANNE OMEN (0.50 ACRES-DEED VOLUME 1108, PAGE 79 AND 0.692 ACRES-DEED VOLUME 1148, PAGE 923) AND LLOYD V. AND ERIN E. FRANCE (OFFICIAL RECORD VOLUME 1908, PAGE 107), NORTH 88 DEGREES 33 MINUTES 41 SECONDS WEST 530.42 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-WILLIS);

THENCE CONTINUING WITH THE SOUTH LINE OF THE SAID FRANCE PARCEL, NORTH 88 DEGREES 33 MINUTES 41 SECONDS WEST 530.84 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID WOERNER PARCEL, SOUTH 00 DEGREES 01 MINUTES 41 SECONDS WEST 324.12 FEET TO A POINT IN THE CENTER OF ADAMSVILLE ROAD (COUNTY ROAD 694), PASSING AN IRON PIN SET AT 294.12 FEET;

THENCE WITH THE SAID ROAD, NORTH 83 DEGREES 22 MINUTES 17 SECONDS WEST 25.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO WESLEY H. ELSON AND JERRI L. MARTIN (DEED VOLUME 830, PAGE 356), NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 321.87 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE SAID FRANCE PARCEL, SAID POINT BEING SOUTH 88 DEGREES 33 MINUTES 41 SECONDS EAST 70.00 FEET FROM AN EXISTING STONE;

THENCE WITH THE SAID FRANCE LINE, SOUTH 88 DEGREES 33 MINUTES 41 SECONDS EAST 25.00 FEET TO THE **PLACE OF BEGINNING**.

70-20-01-22-001A

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

CONTAINING 0.185 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF ADAMSVILLE ROAD (COUNTY ROAD 694), AND ALL OTHER 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 EAST LINE OF THE PARCEL CONVEYED TO WESLEY H. ELSON AND JERRI L. MARTIN IN DEED BOOK VOLUME 830, PAGE 356 OF THE MUSKINGUM COUNTY DEED RECORDS

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, MICHAEL D. NICHOLS (PS6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF SEPTEMBER, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 21ST DAY OF SEPTEMBER, 2016.

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



**DESCRIPTION
APPROVED
By:** *[Signature]*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**
[Signature]
Date: *9/29/16* Fee Paid: *-*

20-20-01-22-001 B

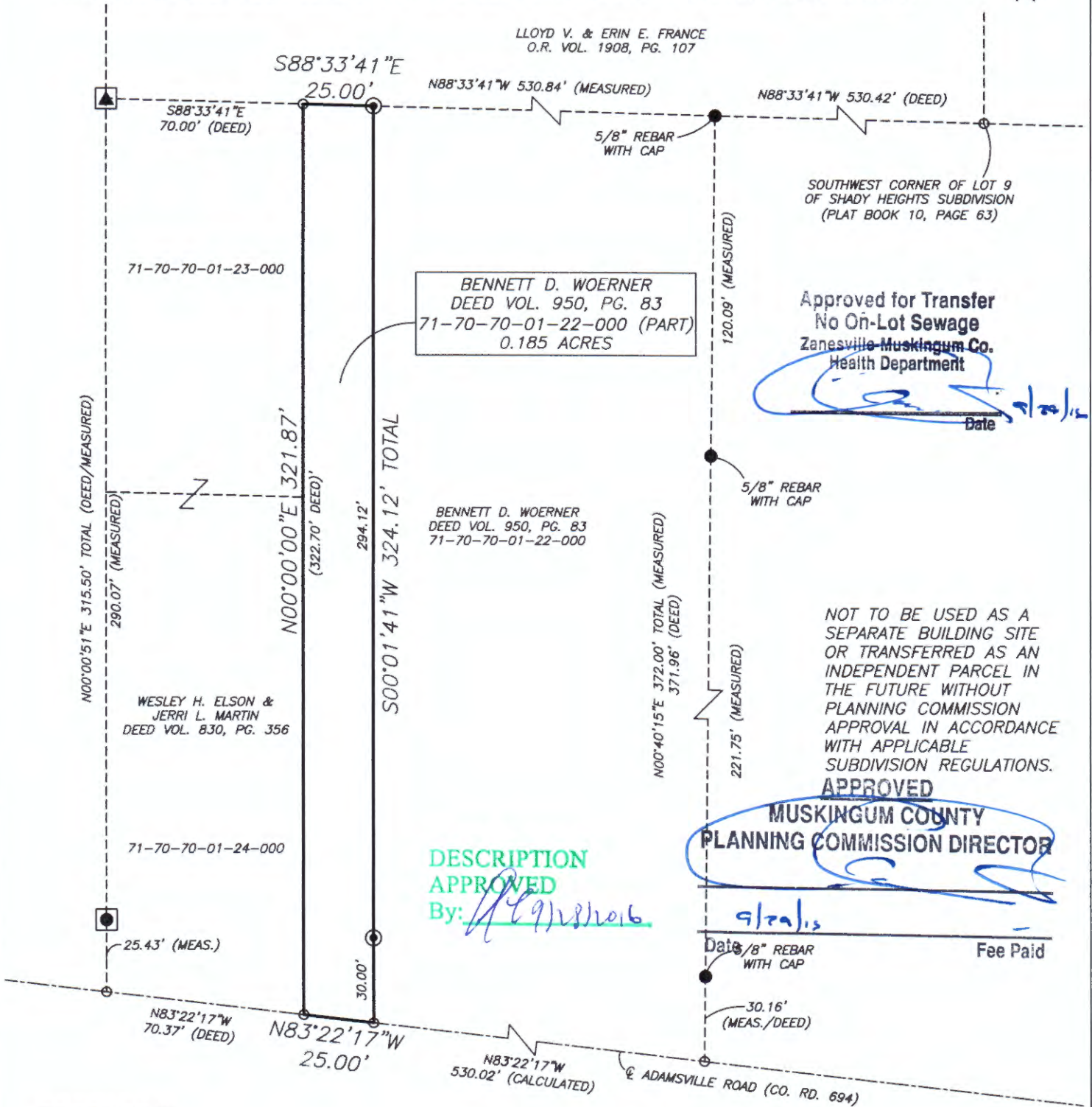
SURVEY FOR WESLEY ELSON

AUDITORS PARCEL NUMBER
71-70-70-01-22-000 (PART)

TO BE COMBINED WITH 71-70-70-01-24-000

BEING A PART OF THE 2ND PARCEL AS CONVEYED TO BENNETT D. WOERNER IN DEED VOLUME 950, PAGE 83, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE EAST LINE OF THE PARCEL CONVEYED TO WESLEY H. ELSON AND JERRI L. MARTIN IN DEED BOOK VOLUME 830, PAGE 356 OF THE MUSKINGUM COUNTY DEED RECORDS.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.000 AC. PARCEL
COMPLETED JUNE 2, 2015 BY T.D. WILLIS PS7996
PREVIOUS SURVEY OF A 0.10 AC. PARCEL
COMPLETED APRIL 3, 1987 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 2.629 AC. PARCEL
COMPLETED FEB. 14, 2014 BY T.D. WILLIS PS7996
PREVIOUS SURVEY OF A 0.692± AC. PARCEL
COMPLETED APRIL 20, 1998 BY W.J. BEIDENBACH PS5718
PREVIOUS SURVEY OF A 0.500± AC. PARCEL
COMPLETED MARCH 27, 1989 BY W.J. BEIDENBACH PS5718

LEGEND

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

SCALE 1"=50'



I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY OF SEPTEMBER, 2016, FROM A FIELD SURVEY COMPLETED THE 21st DAY OF SEPTEMBER, 2016.

MICHAEL D. NICHOLS
PROFESSIONAL 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: JWJ

DATE: 09-21-16

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 5913

DRAWING NO: Z:\5913\5913.dwg