

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

CASTLEROCK REALTY-U.S. BANK NATIONAL ASSOC.

AUDITORS PARCEL NUMBER
84-13-02-22-000 (ALL)

BEING ALL OF THE PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOC. BY DEED RECORDED IN OFFICIAL RECORD BOOK 2729, PAGE 602 (FORMERLY GREGORY L. GIBSON, DEED VOLUME 1148, PAGE 281) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED AND BEING A PART OF LOT 27 OF McINTIRE TERRACE PLAT NUMBER 1 AS RECORDED IN PLAT BOOK 1, PAGE 66 OF THE MUSKINGUM COUNTY PLAT RECORDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHWEST CORNER OF LOT 27;

THENCE WITH THE NORTH LINE OF McINTIRE AVENUE, SOUTH 62 DEGREES 50 MINUTES 00 SECONDS EAST 135.75 FEET (DEED) TO A POINT IN THE CENTER OF GRACE AVENUE;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE CENTER OF GRACE AVENUE, NORTH 20 DEGREES 25 MINUTES 03 SECONDS EAST 69.09 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID CENTER AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO CCH OF ZANESVILLE, LLC (OFFICIAL RECORD 2564, PAGE 342), NORTH 81 DEGREES 38 MINUTES 35 SECONDS WEST 48.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-DINAN CAP) ON THE EAST LINE OF A PRIVATE ALLEY, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-DINAN CAP) AT 10.23 FEET;

THENCE LEAVING THE SAID NORTH LINE OF THE CCH OF ZANESVILLE, LLC PARCEL AND WITH THE SAID EAST LINE OF A PRIVATE ALLEY, NORTH 07 DEGREES 27 MINUTES 55 SECONDS EAST 81.03 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID EAST LINE OF A PRIVATE ALLEY AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO FREDA PENNYBAKER (OFFICIAL RECORD 1884, PAGE 607), SOUTH 76 DEGREES 04 MINUTES 08 SECONDS EAST 65.95 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID GRACE AVENUE, PASSING AN IRON PIN SET AT 59.45 FEET;

THENCE WITH THE SAID CENTER OF GRACE AVENUE, SOUTH 20 DEGREES 25 MINUTES 03 SECONDS WEST 76.29 FEET TO THE **PLACE OF BEGINNING**.

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CONTAINING 0.1024 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.093 MORE OR LESS ACRES PERFORMED BY W.J. BIEDENBACH, PS 5718 DATED MARCH 8, 1984 AS CONVEYED TO FREDA PENNYBAKER BY DEED RECORDED IN OFFICIAL RECORD BOOK 1884, PAGE 607 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 (PS#6923), 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 NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 27TH DAY OF NOVEMBER, 2017.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923*



**DESCRIPTION
APPROVED**

By: *[Signature]* 11/28/2017

SURVEY FOR CASTLEROCK REALTY

AUDITORS PARCEL NUMBER
84-13-02-22-000 (ALL)

BEING ALL OF THE PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOC. BY DEED RECORDED IN OFFICIAL RECORD BOOK 2729, PAGE 602 (FORMERLY GREGORY L. GIBSON, DEED VOLUME 1148, PAGE 281) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED AND BEING A PART OF LOT 27 OF McINTIRE TERRACE PLAT NUMBER 1 AS RECORDED IN PLAT BOOK 1, PAGE 66 OF THE MUSKINGUM COUNTY PLAT RECORDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

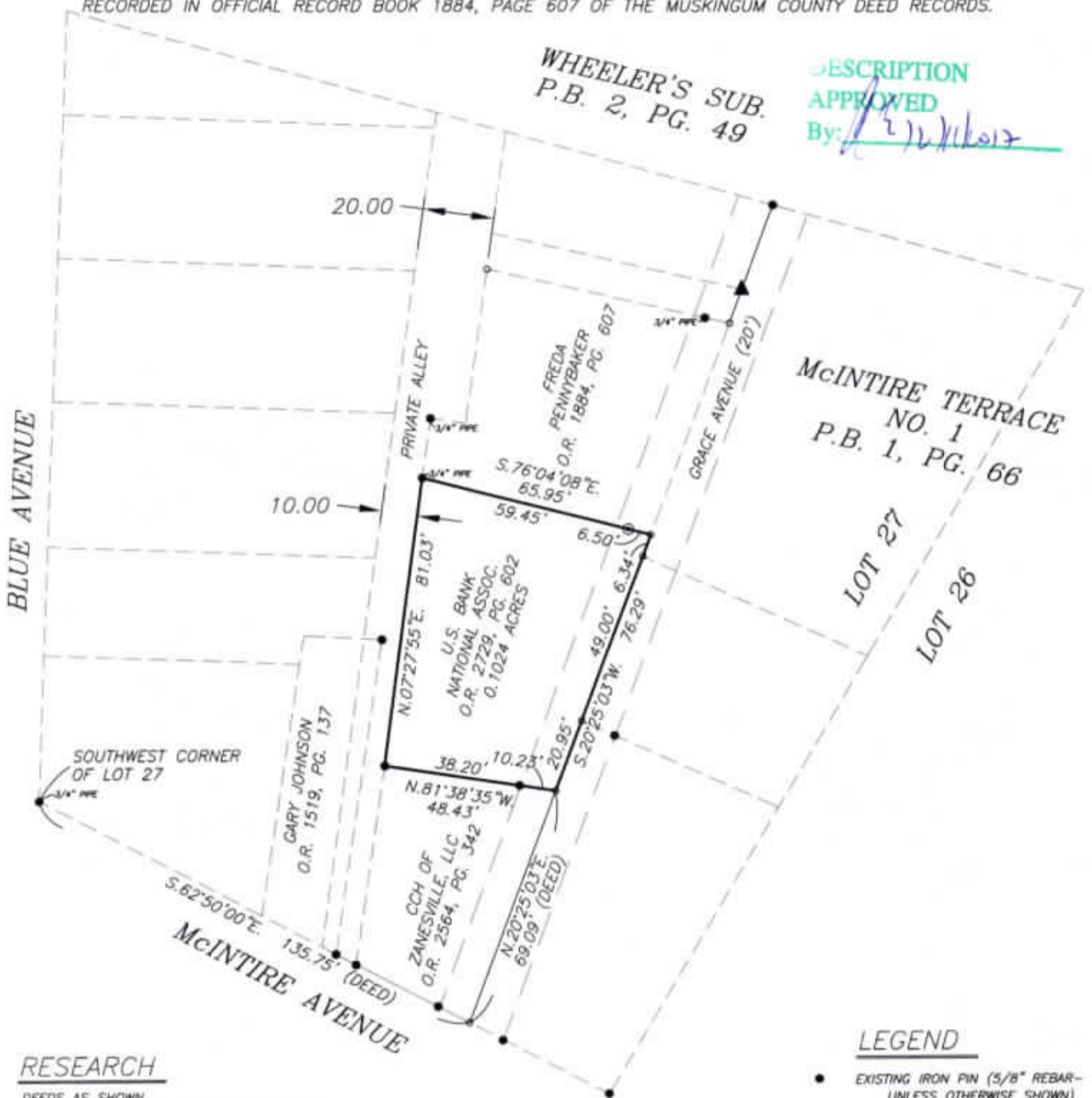
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.093 MORE OR LESS ACRES PERFORMED BY W.J. BIEDENBACH, PS 5718 DATED MARCH 8, 1984 AS CONVEYED TO FRED PENNYBAKER BY DEED RECORDED IN OFFICIAL RECORD BOOK 1884, PAGE 607 OF THE MUSKINGUM COUNTY DEED RECORDS.



WHEELER'S SUB.
P.B. 2, PG. 49

DESCRIPTION
APPROVED

By: [Signature]



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.093 AC. PARCEL
COMPLETED MARCH 8, 1984 BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.042 AC. PARCEL
COMPLETED SEPT. 22, 1987 BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.20 AC. PARCEL
COMPLETED NOVEMBER 1, 2001 BY C.R. HARKNESS PS 6885
PREVIOUS SURVEY OF A 0.0722 AC. & 0.108 AC. PARCELS
COMPLETED APR. 10, 1996 AND MAR. 4, 2008 BY T.J. FINLEY PS 7222
PREVIOUS SURVEY OF A 0.04 AC. PARCEL
COMPLETED OCT. 30, 2014 BY L.P. DINAN PS 5451
PREVIOUS SURVEY OF A 0.1006 AC. PARCEL
COMPLETED SEPT. 19, 1996 BY S.A. ENGLAND PS 7452

LEGEND

- EXISTING IRON PIN (5/8" REBAR- UNLESS OTHERWISE SHOWN)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=40'



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 NOVEMBER, 2017, FROM A FIELD SURVEY COMPLETED THE 27th DAY OF NOVEMBER, 2017.

NOT RECORDABLE
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: 11-28-17

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 6049

DRAWING NO: Z:\6049\6049.dwg