

SURVEY FOR TOM McGEE

AUDITORS PARCEL NUMBER

08-20-17-82-000 (PART)

TO BE COMBINED WITH 08-40-27-06-000

BEING A PART OF THE
ABANDONED CANNELVILLE
BRANCH OF RAILROAD OF THE
PENN CENTRAL TRANSPORTATION
COMPANY AS QUITCLAIMED TO
GOSS REALTY CORPORATION IN
DEED VOLUME 707, PAGE 117.
SITUATED IN THE NORTHEAST
QUARTER OF SECTION 27,
TOWNSHIP 11, RANGE 13, OF
THE CONGRESS LANDS EAST OF
THE SCIOTO RIVER, BRUSH
CREEK TOWNSHIP, MUSKINGUM
COUNTY, OHIO.

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

- 1 N40°51'25"E
21.44'
- 2 CHORD - N25°36'10"E
1059.43'
RAD - 3407.80'
ARC - 1063.74'
DELTA - 17°53'05"
- 3 CHORD - N15°14'50"E
69.17'
RAD - 1402.28'
ARC - 69.18'
DELTA - 2°49'35"
- 4 CHORD - S15°01'43"W
83.28'
RAD - 1462.28'
ARC - 83.29'
DELTA - 3°15'49"
- 5 CHORD - S25°36'10"W
1078.08'
RAD - 3467.80'
ARC - 1082.47'
DELTA - 17°53'05"

08-40-27-06-000
CATHERINE L. MCGEE
O.R. VOL. 2137, PG. 833

GOSS REALTY
CORPORATION
DEED VOL. 707, PG. 117
2.052 ACRES

DESCRIPTION
APPROVED
By: *[Signature]*

08-40-27-06-000
CATHERINE L. MCGEE
O.R. VOL. 2137, PG. 833

FLOOD ZONE A
(NO BASE FLOOD ELEVATION)
(GRAPHICALLY PLOTTED FOR REFERENCE
ONLY. THE EXACT LOCATION CAN ONLY
BE DETERMINED BY AN ELEVATION
CERTIFICATE.)

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date N86°39'00"W 789.30'
08-40-27-08-000
JAMES B. SWINGLE, TRUSTEE
O.R. VOL. 2814, PG. 717

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.

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8"
REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND
- ▲ RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND

SCALE 1"=200'

0 100 200 400

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 7.78 AC. & 1.11 AC. PARCEL
COMPLETED NOV. 11, 2005 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 4.14 AC. PARCEL COMPLETED
SEPT. 26, 2017 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 10.05 AC. AND A 57.60 AC. PARCEL
COMPLETED FEB. 26, 2015 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 0.49 AC. PARCEL
COMPLETED AUG. 12, 1981 BY L.C. CAMP PS5083.
PREVIOUS SURVEY OF AN 8.98 AC. PARCEL
COMPLETED OCT. 4, 1990 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 0.55 AC. PARCEL
COMPLETED NOV. 22, 2000 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 110.00 AC. PARCEL
COMPLETED APRIL 4, 2008 BY SM. BOWMAN PS7135.
PREVIOUS SURVEY OF A 2.694 AC. PARCEL
COMPLETED OCT. 1, 1992 BY R.L. DANIELS PS5410.
RAILROAD VALUATION MAPS
HISTORICAL TAX MAPS
STATE ROUTE 555 CENTERLINE AND RIGHT-OF-WAY PLANS (1961)
MUSKINGUM COUNTY GIS

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 15th DAY OF AUGUST,
2022, FROM A FIELD SURVEY COMPLETED THE
12th DAY OF AUGUST, 2022.

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, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 08-15-22

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 6627

DRAWING NO:
Z:\6627\6627.dwg