

# SURVEY FOR TOM McGEE

AUDITORS PARCEL NUMBER  
08-20-17-82-000 (PART)

TO BE COMBINED WITH 08-40-27-01-000



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.

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

08-40-27-01-000  
THOMAS E. & CATHERINE L. MCGEE  
O.R. VOL. 2581, PG. 245  
PARCEL ONE  
(AFFIDAVIT O.R. VOL. 2746, PG. 441)

|   |                                                                               |
|---|-------------------------------------------------------------------------------|
| A | 08-40-24-30-006<br>JAMES W. III & BRENDA L. LAYTON<br>O.R. VOL. 2762, PG. 165 |
| B | 08-20-17-82-000<br>GOSS REALTY CORPORATION<br>DEED VOL. 707, PG. 117          |
| C | 08-40-24-30-005<br>CINDY K. BRYAN<br>O.R. VOL. 2002, PG. 666<br>PARCEL TWO    |
| D | 08-40-27-21-000<br>RONALD E. & MELISSA J. DOBBINS<br>DEED VOL. 1042, PG. 553  |

|   |                                                                                                         |
|---|---------------------------------------------------------------------------------------------------------|
| 1 | CHORD - S09°33'06"E<br>132.08'<br>RAD - 1462.28'<br>ARC - 132.12'<br>DELTA - 5°10'37"                   |
| 2 | CHORD - N09°55'51"W<br>108.12' TOTAL<br>RAD - 1402.28'<br>ARC - 108.14' TOTAL<br>DELTA - 4°25'07" TOTAL |

## LEGEND

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

SCALE 1"=120'

0 60 120 240

## 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  
STATE ROUTE 555 CENTERLINE AND RIGHT-OF-WAY PLANS (1961)  
MUSKINGUM COUNTY GIS

DESCRIPTION  
APPROVED  
By: *Dr. P. S. Harkness*

08-40-27-02-000  
RONALD E. & MELISSA J. DOBBINS  
DEED VOL. 1043, PG. 353

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

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.

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.

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phone: 740-453-4850, email: BEI@rohoio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 08-15-22

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 6627

DRAWING NO:

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