

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
SOUTHEAST QUARTER OF SECTION 24,
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.

A	08-40-24-29-000 MYRON WENTWORTH O.R. VOL. 2435, PG. 658
B	08-20-17-82-002 MYRON WENTWORTH O.R. VOL. 2468, PG. 113
C	08-40-27-01-000 THOMAS E. & CATHERINE L. McGEE O.R. VOL. 2581, PG. 245 PARCEL TWO (AFFIDAVIT O.R. VOL. 2746, PG. 441)
D	08-20-17-82-000 GOSS REALTY CORPORATION DEED VOL. 707, PG. 117
E	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)

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
- ▲ MAG NAIL SET IN CONCRETE
- CONCRETE MONUMENT FOUND

SCALE 1"=120'



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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date Fee Paid

08-40-24-30-006
JAMES W. III & BRENDA L. LAYTON
O.R. VOL. 2762, PG. 165

DESCRIPTION
APPROVED

By: *DMB 8/6/22*

SOUTHWEST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 24
SW QTR. S24
NW QTR. S27
SE QTR. S24
NE QTR. S27
3/4" PIPE WITH
"BIEDENBACH" CAP

5/8" REBAR WITH
"HARKNESS" CAP

N86°31'25"W
72.67' TOTAL

1 CHORD - N14°07'14"W 97.84' RAD - 1397.50' ARC - 97.86' DELTA - 4°00'44"
2 CHORD - S13°38'25"E 78.11' RAD - 1467.50' ARC - 78.12' DELTA - 3°03'00"

08-40-24-30-000
CINDY K. BRYAN
O.R. VOL. 2002, PG. 666
PARCEL ONE

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

08-40-24-30-005
CINDY K. BRYAN
O.R. VOL. 2002, PG. 666
PARCEL TWO

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
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@orhio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 08-15-22	SCALE: 1"=120'
CHECKED BY: MDN	JOB NO: 6627	DRAWING NO: Z:\6627\6627.dwg