

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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

BARBARA M. LANDKROHN

AUDITORS PARCEL NUMBERS

18-17-39-03-24-000 (ALL), 18-17-39-03-26-000 (ALL), 18-17-39-03-25-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO BARBARA M. LANDKROHN (TRANSFER ON DEATH TO WILLIAM B. LANDKROHN) IN O.R. VOLUME 2185, PAGE 230 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (AXLE) AT THE SOUTHWEST CORNER OF LOT 14 OF PLANTATION SUBDIVISION (PLAT BOOK 9, PAGE 54);

THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO HOLLY L. FARLEY IN O.R. VOLUME 2402, PAGE 839, NORTH 87 DEGREES 39 MINUTES 47 SECONDS WEST 330.55 FEET TO A POINT IN THE CENTER OF DRESDEN ROAD (COUNTY ROAD 2), PASSING AN EXISTING IRON PIN (1" PIPE – DISTURBED) AT 299.92 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 318.62 FEET (CHORD BEARING NORTH 23 DEGREES 21 MINUTES 28 SECONDS WEST 69.69 FEET, DELTA ANGLE OF 12 DEGREES 33 MINUTES 25 SECONDS) AND ARC DISTANCE OF 69.83 FEET TO A POINT;
2. NORTH 29 DEGREES 38 MINUTES 10 SECONDS WEST 58.28 FEET TO A POINT ON THE SOUTH LINE OF PLANTATION DRIVE (50 FEET WIDE);

THENCE LEAVING THE SAID CENTERLINE AND WITH THE SAID SOUTH LINE OF PLANTATION DRIVE, NORTH 57 DEGREES 00 MINUTES 58 SECONDS EAST, PASSING AN IRON PIN SET AT 24.65 FEET, A TOTAL DISTANCE OF 266.57 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 16 OF THE ABOVE SAID PLANTATION SUBDIVISION, SAID POINT BEING SOUTH 45 DEGREES 49 MINUTES 36 SECONDS EAST 0.29 FEET FROM AN EXISTING IRON PIN (LARGE AXLE), SAID POINT ALSO BEING SOUTH 57 DEGREES 00 MINUTES 58 SECONDS WEST 171.02 FEET FROM AN EXISTING IRON PIN (AXLE),

THENCE LEAVING THE SAID SOUTH LINE OF PLANTATION DRIVE AND WITH THE WEST LINE OF THE SAID LOT 16 (CONVEYED TO TAMMY L. CORBETT IN O.R. VOLUME 2357, PAGE 491), SOUTH 45 DEGREES 49 MINUTES 36 SECONDS EAST 102.15 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE WITH THE WEST LINE OF LOT 15 OF THE SAID SUBDIVISION (NORTHERLY HALF CONVEYED TO TAMMY L. CORBETT IN O.R. VOLUME 2357, PAGE 491 AND THE SOUTHERLY HALF CONVEYED TO LAWRENCE D. FULKERSON IN O.R. VOLUME 2144, PAGE 9), SOUTH 23 DEGREES 26 MINUTES 21 SECONDS EAST 101.36 FEET TO AN EXISTING IRON PIN (AXLE);

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THENCE WITH THE WEST LINE OF LOT 14 OF THE SAID SUBDIVISION (CONVEYED TO LAWRENCE D. FULKERSON IN O.R. VOLUME 2144, PAGE 9), SOUTH 24 DEGREES 25 MINUTES 40 SECONDS EAST 119.77 FEET TO THE **PLACE OF BEGINNING**.

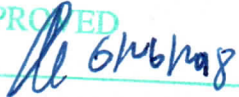
CONTAINING 1.486 ACRES TOTAL [18-17-39-03-24-000 (ALL) - 1.159 ACRES, 18-17-39-03-26-000 (ALL) - 0.094 ACRES, 18-17-39-03-25-000 (ALL)- 0.233 ACRES], SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF DRESDEN ROAD (COUNTY ROAD 2) AND ALL OTHER APPLICABLE EASEMENTS.

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

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

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 20TH DAY OF JUNE, 2018, FROM A FIELD SURVEY COMPLETED THE 19TH DAY OF JUNE, 2018.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION
APPROVED
By: 



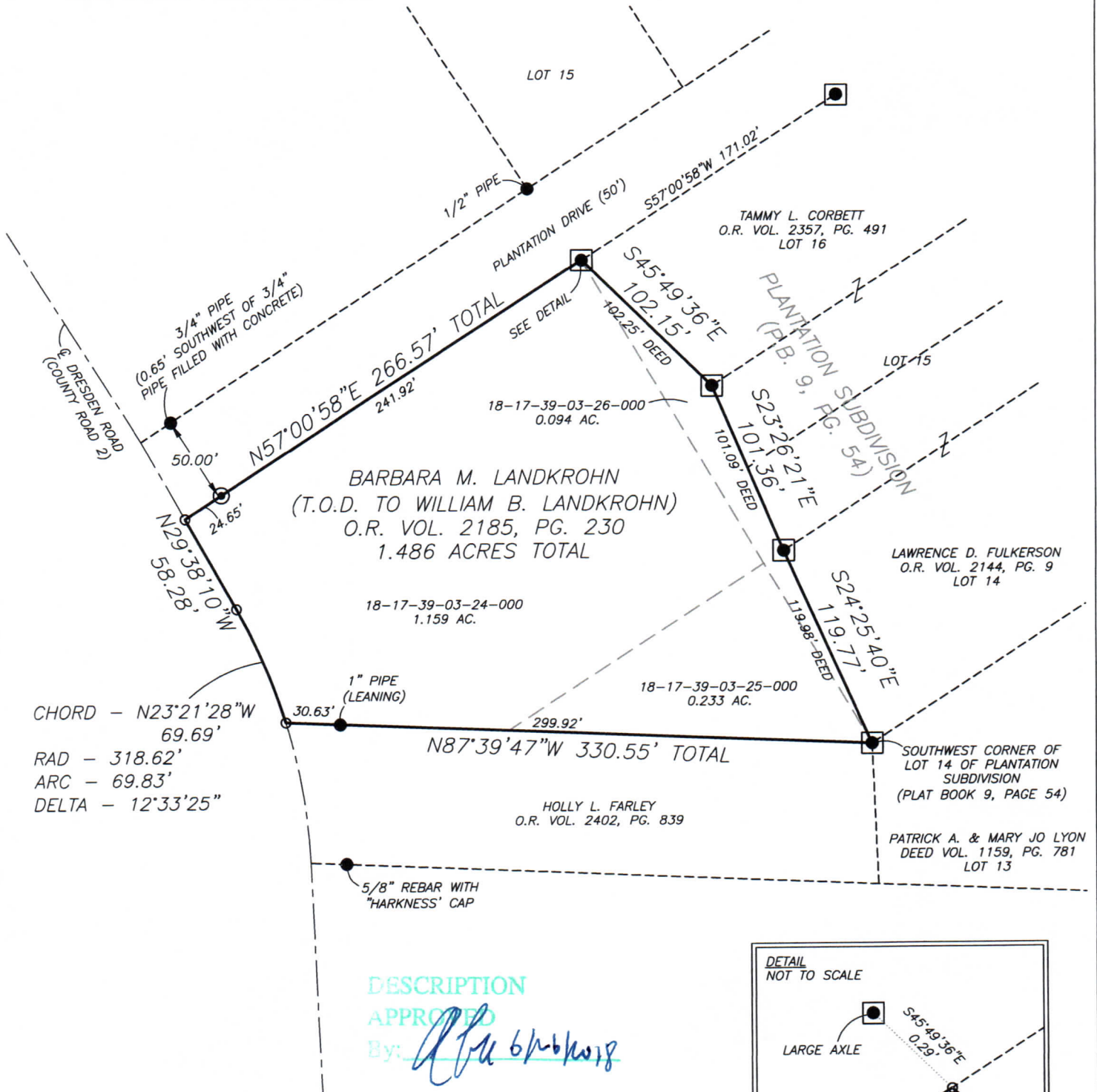
SURVEY FOR BILL LANDKROHN

AUDITORS PARCEL NUMBERS

18-17-39-03-24-000 (ALL-1.159 AC.), 18-17-39-03-26-000
(ALL-0.094 AC.), 18-17-39-03-25-000 (ALL-0.233 AC.)

BEING ALL OF THE PARCELS CONVEYED TO BARBARA M. LANDKROHN (TRANSFER ON DEATH TO WILLIAM B. LANDKROHN) IN O.R. VOLUME 2185, PAGE 230 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION

APPROVED

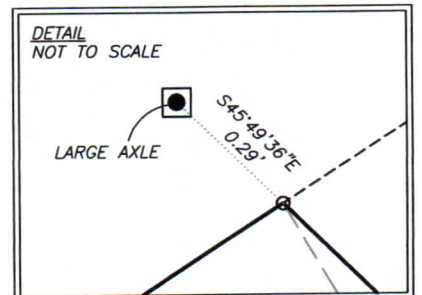
By: *[Signature]*

RESEARCH

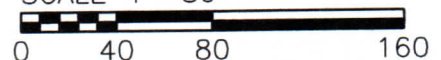
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.59 AC. PARCEL
COMPLETED APRIL 12, 2012 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 0.56 AC. PARCEL
COMPLETED NOV. 18, 2011 BY L.P. DINAN PS5451
PLAT OF PLANTATION SUBDIVISION (PLAT BOOK 9, PG. 54
COMPLETED MAY 1957 BY R.B. PINNICK PS3858

LEGEND

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



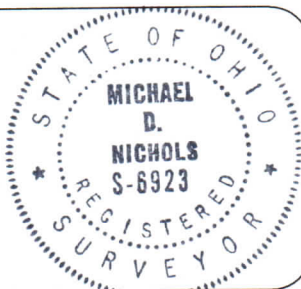
SCALE 1"=80'



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 20th DAY OF JUNE, 2018, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF JUNE, 2018.

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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rroho.com

DRAWN BY: JWL

DATE: 06-20-18

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6100

DRAWING NO:
Z:\6100\6100.dwg