

17-51-03-39-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rohio.com

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

**ELSIE J. CARPENTER**  
AUDITORS PARCEL NUMBER  
17-17-51-03-39-000 (ALL)

BEING A PART OF LOT 11 OF MONROE AND DUNCAN'S SUBDIVISION AS RECORDED IN DEED BOOK P, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (5/8 INCH REBAR-DISTURBED, IRON PIN RESET) AT THE SOUTHWEST CORNER OF THE SAID LOT 11;

**THENCE** WITH THE WEST LINE OF SAID LOT (IN COMMON WITH THE EAST LINE OF A PARCEL CONVEYED TO JAMES B. AND RUTH E. FOSTER, TRUSTEES AS RECORDED IN OFFICIAL RECORD VOLUME 1525, PAGE 564), NORTH 02 DEGREES 07 MINUTES 24 SECONDS EAST 321.34 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR);

**THENCE** LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ROBERT E. AND THEREASA M. CARPENTER (DEED VOLUME 1011, PAGE 402), NORTH 49 DEGREES 10 MINUTES 47 SECONDS EAST 281.35 FEET TO A POINT IN COUNTY ROAD 296 (JERSEY RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR) AT 261.35 FEET;

**THENCE** LEAVING THE SAID CARPENTER SOUTH LINE AND WITH THE SAID ROAD, SOUTH 49 DEGREES 30 MINUTES 50 SECONDS EAST 210.39 FEET TO A POINT IN SAID ROAD AT THE NORTHWEST CORNER OF A .043 ACRE PARCEL CONVEYED TO LISA J. CARTER (OFFICIAL RECORD 2670, PAGE 84);

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID CARTER PARCEL, SOUTH 07 DEGREES 39 MINUTES 25 SECONDS WEST 222.18 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE-DISTURBED AND RESET) AT 22.81 FEET;

**THENCE** WITH THE SOUTH LINE OF THE SAID CARTER PARCEL, SOUTH 49 DEGREES 23 MINUTES 28 SECONDS EAST 100.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE WEST LINE OF A PARCEL CONVEYED TO RITA M. SCHINDLER (DEED VOLUME 1046, PAGE 7);

**THENCE** LEAVING THE SAID CARTER LINE AND WITH THE SAID SCHINDLER LINE, SOUTH 07 DEGREES 44 MINUTES 00 SECONDS WEST 94.91 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A PARCEL CONVEYED TO AARON J. AND AMANDA B. ROBBINS (OFFICIAL RECORD 2543, PAGE 653);

**THENCE** LEAVING THE SAID SCHINDLER LINE AND WITH THE SAID ROBBINS NORTH LINE, NORTH 88 DEGREES 30 MINUTES 30 SECONDS WEST 418.52 FEET TO THE **PLACE OF BEGINNING**.

17-51-03-39-000 A

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CONTAINING 3.735 ACRES, SUBJECT TO ALL LEGAL RIGHT-OF-WAY OF COUNTY ROAD 296 (JERSEY RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS (BASELINE PS 6923 PS 8536)

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

I, MICHAEL D. NICHOLS, PS6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF MAY 2017, FROM A FIELD SURVEY COMPLETED THE 12TH DAY OF MAY 2017.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



**DESCRIPTION  
APPROVED**  
By: 17-51-03-39-000 A

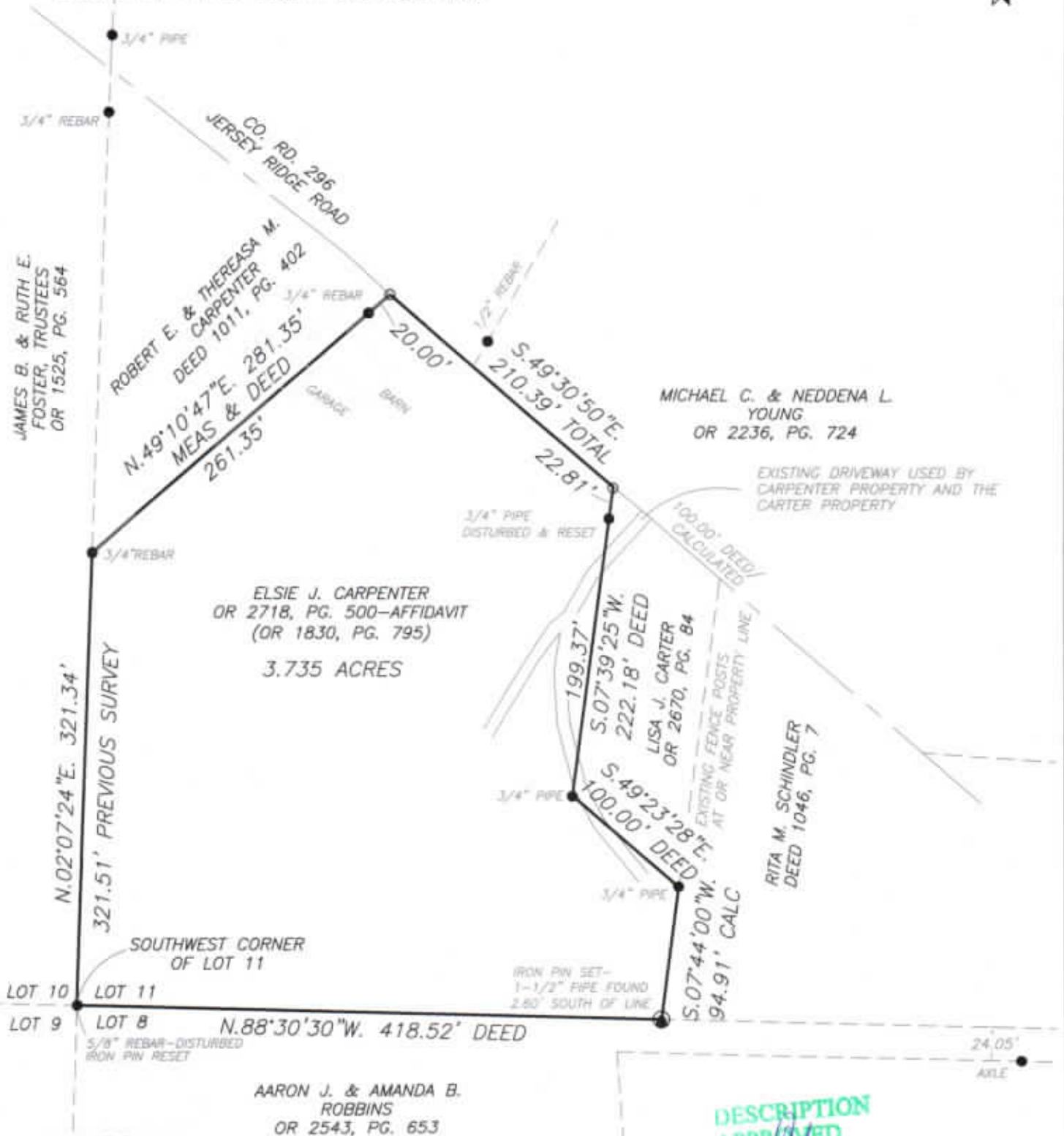
17-51-03-39-000 B

## SURVEY FOR ELSIE J. CARPENTER

AUDITORS PARCEL NUMBER  
17-17-51-03-39-000 (ALL)

BEING A PART OF LOT 11 OF MONROE AND DUNCAN'S SUBDIVISION AS RECORDED IN DEED BOOK P, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



## RESEARCH

DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 0.821 AC. PARCEL  
 COMPLETED AUG. 25, 1988 BY W.H. DERWACHTER PS 5437  
 PREVIOUS SURVEY OF A 0.43 AC. PARCEL  
 COMPLETED NOV. 9, 1972 BY J.R. MARSHALL PS 5307  
 PREVIOUS SURVEY OF A 25.546 AC. PARCEL  
 COMPLETED APR. 20, 1993 BY W.H. DERWACHTER PS 5437  
 PREVIOUS SURVEY OF A 4.87 AC. PARCEL  
 COMPLETED SEPT. 28, 1980 BY L.P. DINAN PS 5451

## LEGEND

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

SCALE 1"=100'

DESCRIPTION  
APPROVED  
By: *[Signature]*

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 MAY, 2017, FROM A FIELD SURVEY COMPLETED THE 12th DAY OF MAY, 2017.

**OFFICE COPY  
NOT RECORDABLE**  
 MICHAEL D. NICHOLS  
 PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL 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: BE@rohio.com

DRAWN BY: JWL

DATE: 05-15-17

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5980

DRAWING NO:

2:5980\5980.dwg