

17-87-04-11-001

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

SAI STONE 2 LLC.
AUDITORS PARCEL NUMBER
17-17-87-04-11-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO SAI STONE 2 LLC IN O.R. VOLUME 2327, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 223 OF LICKING VIEW SUBDIVISION (PLAT BOOK 5, PAGE 97);

THENCE WITH THE NORTH RIGHT OF WAY LINE OF THE B & O RAILROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 24 MINUTES 55 SECONDS EAST 1889.96 FEET (DEED/CALCULATED) TO AN EXISTING AXLE;
2. SOUTH 49 DEGREES 24 MINUTES 55 SECONDS EAST 426.01 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID RAILROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO RANSOM HOLDINGS 3 LLC. IN O.R. VOLUME 2569, PAGE 640, NORTH 39 DEGREES 22 MINUTES 05 SECONDS EAST 502.86 FEET TO A POINT IN THE CENTER OF GREIF ROAD (TOWNSHIP ROAD 414), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID RANSOM HOLDINGS EAST LINE, NORTH 39 DEGREES 22 MINUTES 05 SECONDS EAST 482.52 FEET TO A POINT IN THE LICKING RIVER ON THE SOUTH LINE OF A PARCEL CONVEYED TO THE C-Z COMPANY IN DEED VOLUME 475, PAGE 22, PASSING AN IRON PIN SET AT 28.04 FEET AND AN EXISTING AXLE AT 407.24 FEET;

THENCE WITH THE C-Z COMPANY SOUTH LINE, SOUTH 50 DEGREES 49 MINUTES 35 SECONDS EAST 999.95 FEET TO A POINT IN THE LICKING RIVER;

THENCE LEAVING THE SAID C-Z COMPANY SOUTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO THE CITY OF ZANESVILLE IN DEED VOLUME 518, PAGE 590, SOUTH 39 DEGREES 22 MINUTES 38 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 89.55 FEET, A TOTAL DISTANCE OF 536.00 FEET TO AN IRON PIN SET ON THE CENTERLINE OF THE ABOVE SAID GREIF ROAD, SAID IRON PIN SET BEING NORTH 39 DEGREES 22 MINUTES 38 SECONDS EAST 474.00 FEET FROM AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE ABOVE SAID SAI STONE 2 LLC PARCEL;

THENCE LEAVING THE SAID ZANESVILLE CITY PARCEL'S WEST LINE AND TRAVERSING THROUGH THE SAID SAI STONE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 49 DEGREES 24 MINUTES 55 SECONDS WEST 868.00 FEET TO A POINT, SAID POINT BEING SOUTH 40 DEGREES 35 MINUTES 05 SECONDS WEST 25.00 FEET FROM AN IRON PIN SET;

17-87-04-11-001A

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2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 319.62 FEET, (CHORD BEARING NORTH 37 DEGREES 09 MINUTES 08 SECONDS WEST 135.79 FEET, DELTA ANGLE OF 24 DEGREES 31 MINUTES 41 SECONDS) AN ARC DISTANCE OF 136.83 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 11.992 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF GREIF ROAD (TOWNSHIP ROAD 414) 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 13th DAY OF APRIL 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 13th DAY OF APRIL 2018.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED
By: 4/18/2018

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/4/18
Date

Fee Paid

17-87-04-11-001B

SURVEY FOR SAI STONE 2 LLC

AUDITORS PARCEL NUMBER
17-17-87-04-11-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO SAI STONE 2 LLC IN O.R. VOLUME 2327, PAGE 419 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 8, 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.

Approved For Transfer
No On-Lot Sewage
Date 4/27/18

Zanesville - Muskingum Co.
Health Department

THE C-2 COMPANY
DEED VOL. 475, PG. 22

DESCRIPTION
APPROVED
By: [Signature]

RANSOM HOLDINGS 3 LLC
O.R. VOL. 2569, PG. 640

RANSOM HOLDINGS 3 LLC
O.R. VOL. 2569, PG. 640

3/4" PIPE BENT
(0.54' EAST OF
PROPERTY LINE)

CHORD - N37°09'08"W 135.79'
RAD - 319.62'
ARC - 136.83'
DELTA - 24°31'41"

SAI STONE 2 LLC
O.R. VOL. 2327, PG. 419
11.992 ACRES

SEE TIE-IN DETAIL

S49°24'55"E 426.01'
3/4" PIPE

SAI STONE 2 LLC
O.R. VOL. 2327, PG. 419

GREIF ROAD
(TWP. RD. 414)

RIGHT-OF-WAY (50' WIDE)

OF EXISTING
PAVEMENT

5/8" REBAR WITH
"LINN" CAP

TIE-IN DETAIL
(NOT TO SCALE)

SOUTHEAST CORNER OF
LOT 223 OF LICKING VIEW
SUBDIVISION
(PLAT BOOK 5, PAGE 97)

S49°24'55"E 1889.96'
(DEED CALCULATED)

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.549 AC. PARCEL
COMPLETED JAN. 15, 2004 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 5.463 AC. PARCEL
COMPLETED FEB. 5, 1997 BY T.R. CLARK PS6809
PROPOSED RELOCATION PLAT OF TWP. RD. 414
DATED NOV. 2, 1960.
PROPOSED RELOCATION PLAT OF TWP. RD. 414
DATED MARCH 8, 1965.

LEGEND

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

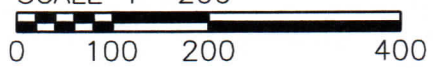
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 5/1/18

Fee Paid

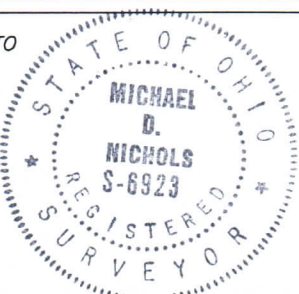
NOTE 1: FLOOD ZONE A (NO BASE FLOOD ELEVATION), FLOOD ZONE AE AND THE LICKING RIVER ARE GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

SCALE 1"=200'



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 13th DAY OF APRIL, 2018, FROM A FIELD SURVEY COMPLETED THE 13th DAY OF APRIL 2018.

NOT RECORDED
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, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 04-13-18

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 6078

DRAWING NO:
Z:\6078\6078.dwg