

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rohio.com](mailto:bei@rohio.com)

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

## JAMES BALL AUDITORS PARCEL NUMBERS 17-17-90-03-46-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO JAMES E. AND KAY I. BALL IN DEED VOLUME 1008, PAGE 501 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF LOT #1 OF SCENIC ACRES AS RECORDED IN PLAT BOOK 10, PAGE 55;**

**THENCE SOUTH 87 DEGREES 56 MINUTES 46 SECONDS EAST 20.00 FEET (DEED) TO A POINT AT THE SOUTH WEST CORNER OF A TRACT CONVEYED TO JAMES E. AND KAY I. BALL IN DEED VOLUME 541, PAGE 816, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE SOUTH LINE OF THE SAID BALL TRACT (DEED VOLUME 541, PAGE 816) AND WITH THE LINE EXTENDED INTO THE ABOVE SAID BALL TRACT (DEED VOLUME 1008, PAGE 501), SOUTH 87 DEGREES 56 MINUTES 46 SECONDS EAST 290.46 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN AT 20.00 FEET (5/8 INCH REBAR) AND AT 220.00 FEET (3/4 INCH PIPE);**

**THENCE TRAVERSING THROUGH THE SAID BALL TRACT (DEED VOLUME 1008, PAGE 501) THE FOLLOWING TWO COURSES AND DISTANCES:**

1. SOUTH 00 DEGREES 53 MINUTES 19 SECONDS WEST 150.00 FEET TO AN IRON PIN SET;
2. NORTH 87 DEGREES 56 MINUTES 46 SECONDS WEST 290.46 FEET TO A POINT IN THE CENTER OF CHAPEL HILL ROAD (TOWNSHIP ROAD 271), PASSING AN IRON PIN SET AT 265.46 FEET;

**THENCE WITH THE ROAD, NORTH 00 DEGREES 53 MINUTES 19 SECONDS EAST 150.00 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 1.000 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 271 (CHAPEL HILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.**

### ALSO THE RIGHT TO USE THE FOLLOWING 20 FEET WIDE DRAINAGE EASEMENT

BEING A PART OF THE TRACT CONVEYED TO JAMES E. AND KAY I. BALL IN DEED VOLUME 1008, PAGE 501 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF LOT #1 OF SCENIC ACRES AS RECORDED IN PLAT BOOK 10, PAGE 55;**

**THENCE SOUTH 87 DEGREES 56 MINUTES 46 SECONDS EAST 20.00 FEET (DEED) TO A POINT AT THE SOUTH WEST CORNER OF A TRACT CONVEYED TO JAMES E. AND KAY I. BALL IN DEED VOLUME 541, PAGE 816;**

**THENCE WITH THE SOUTH LINE OF THE SAID BALL TRACT (DEED VOLUME 541, PAGE 816) AND WITH THE LINE EXTENDED INTO THE ABOVE SAID BALL TRACT (DEED VOLUME 1008, PAGE 501), SOUTH 87 DEGREES 56 MINUTES 46 SECONDS EAST 290.46 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN AT 20.00 FEET (5/8 INCH REBAR) AND AT 220.00 FEET (3/4 INCH PIPE);**

**THENCE TRAVERSING INTO THE SAID BALL TRACT (DEED VOLUME 1008, PAGE 501), SOUTH 00 DEGREES 53 MINUTES 19 SECONDS WEST 99.85 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO DESCRIBED;**

**THENCE CONTINUING INTO THE SAID BALL TRACT (DEED VOLUME 1008, PAGE 501) THE FOLLOWING FOUR COURSES AND DISTANCES:**

1. SOUTH 54 DEGREES 08 MINUTES 32 SECONDS EAST 84.09 FEET TO A POINT;
2. SOUTH 35 DEGREES 51 MINUTES 28 SECONDS WEST 20.00 FEET TO A POINT;

5645 BALL

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3. NORTH 54 DEGREES 08 MINUTES 32 SECONDS WEST 70.10 FEET TO A POINT;
4. NORTH 00 DEGREES 53 MINUTES 19 SECONDS EAST 24.40 FEET TO THE PLACE OF BEGINNING;

DRAINAGE EASEMENT IS FOR OUTLET OF EXISTING SEPTIC TANK LEACH LINE. WHEN PUBLIC SEWER IS CONNECTED TO THE RESIDENCE AT 130 CHAPEL HILL ROAD, THE DRAINAGE EASEMENT WILL NO LONGER BE NEEDED AND SHALL BE VACATED.

BEARINGS ARE BASED ON THE SOUTH LINE OF CHAPEL HILL VILLAGE AS RECORDED IN PLAT BOOK 13, PAGE 88;

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 29th DAY OF MAY, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 29th DAY OF MAY, 2013.

*Michael D. Nichols*  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR



DESCRIPTION APPROVED  
By: *Dennis D. [Signature]* 6/18/13

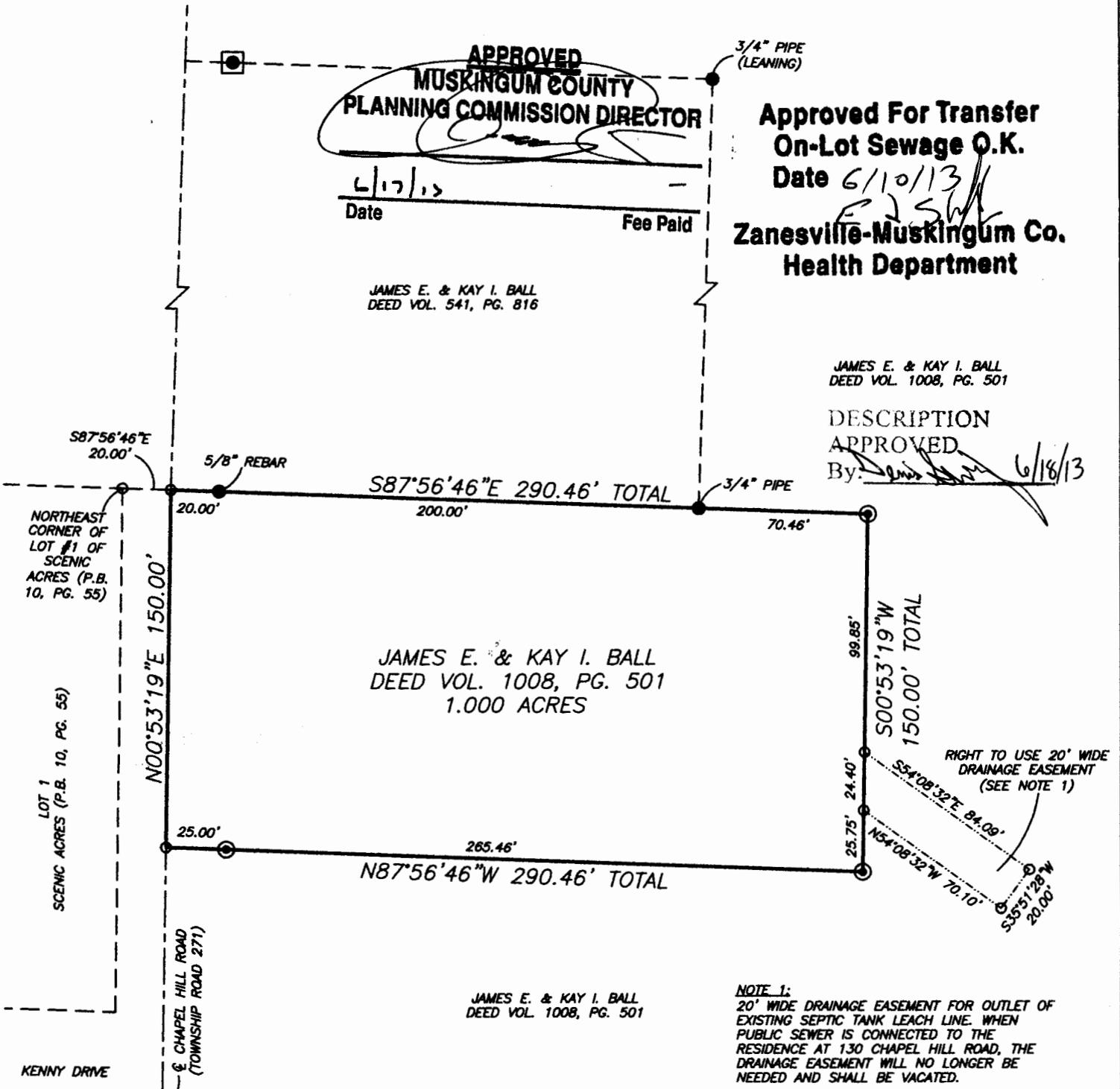
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*  
6/17/13 Date Fee Paid

# SURVEY FOR JAMES BALL

AUDITORS PARCEL NUMBER  
17-17-90-03-46-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO JAMES E. AND KAY I. BALL IN DEED VOLUME 1008, PAGE 501 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE SOUTH LINE OF CHAPEL HILL VILLAGE AS RECORDED IN PLAT BOOK 13, PAGE 88.



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date: 6/17/13      Fee Paid: \_\_\_\_\_

**Approved For Transfer**  
**On-Lot Sewage O.K.**  
Date 6/10/13  
*F. J. Smith*  
**Zanesville-Muskingum Co.**  
**Health Department**

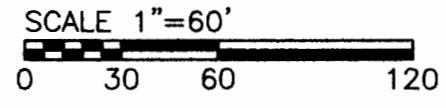
JAMES E. & KAY I. BALL  
DEED VOL. 1008, PG. 501

DESCRIPTION  
APPROVED  
By: *[Signature]* 6/18/13

**NOTE 1:**  
20' WIDE DRAINAGE EASEMENT FOR OUTLET OF EXISTING SEPTIC TANK LEACH LINE. WHEN PUBLIC SEWER IS CONNECTED TO THE RESIDENCE AT 130 CHAPEL HILL ROAD, THE DRAINAGE EASEMENT WILL NO LONGER BE NEEDED AND SHALL BE VACATED.

### LEGEND

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



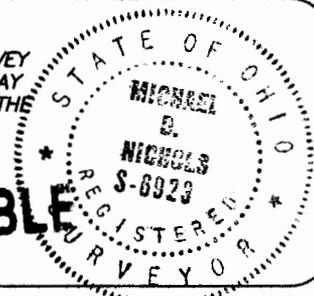
**RESEARCH**

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 36.338± AC. TRACT COMPLETED JUNE 27, 1988 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 1.215± AC. TRACT COMPLETED JAN. 4, 1996 BY W.J. BIEDENBACH PS5718

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 29th DAY OF MAY, 2013, FROM A FIELD SURVEY COMPLETED THE 29th DAY OF MAY, 2013.

**OFFICE COPY**  
**NOT RECORDABLE**

*[Signature]*  
MICHAEL D. NICHOLS  
REGISTERED 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: BEN@rohio.com

DRAWN BY: JWL	DATE: 05-29-13	SCALE: 1"=60'
CHECKED BY: MDN	JOB NO: 5645	DRAWING NO: Z:\5645\5645.dwg