

23-80-17-02-001

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

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NELLIE LAKE LIVING TRUST

AUDITORS PARCEL NUMBER 23-23-80-17-02-000 (PART - 2.639 AC.)

BEING A PART OF THE PARCEL CONVEYED TO THE NELLIE LAKE LIVING TRUST IN O.R. VOLUME 1968, PAGE 692 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17 (SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16);

THENCE WITH THE WEST LINE OF SECTION 17 (EAST LINE OF A PARCEL CONVEYED TO ROBERT D. AND REGINA F. CROSS IN O.R. VOLUME 1580, PAGE 53), NORTH 00 DEGREES 26 MINUTES 16 SECONDS WEST 814.39 FEET TO A POINT IN THE CENTER OF LODGE ROAD (TOWNSHIP ROAD 104), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 591.62 FEET;

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE ABOVE SAID NELLIE LAKE LIVING TRUST PARCEL WITH THE CENTER OF THE SAID ROAD THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 406.98 FEET (CHORD BEARING SOUTH 12 DEGREES 25 MINUTES 56 SECONDS EAST 155.66 FEET, DELTA ANGLE 22 DEGREES 02 MINUTES 59 SECONDS) AN ARC DISTANCE OF 156.62 FEET TO A POINT;
2. SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST 84.28 FEET TO A POINT;
3. SOUTH 20 DEGREES 30 MINUTES 13 SECONDS EAST 93.18 FEET TO A POINT;
4. SOUTH 18 DEGREES 05 MINUTES 00 SECONDS EAST 184.92 FEET TO A POINT;
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 391.36 FEET (CHORD BEARING SOUTH 26 DEGREES 34 MINUTES 51 SECONDS EAST 115.66 FEET, DELTA ANGLE 16 DEGREES 59 MINUTES 44 SECONDS) AN ARC DISTANCES OF 116.09 FEET TO A POINT;
6. SOUTH 35 DEGREES 10 MINUTES 20 SECONDS EAST 231.07 FEET TO A POINT;
7. SOUTH 37 DEGREES 36 MINUTES 48 SECONDS EAST 31.58 FEET TO A POINT;
8. SOUTH 48 DEGREES 46 MINUTES 18 SECONDS EAST 14.60 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 17, SAID POINT BEING NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST 298.87 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID ROAD AND WITH THE SAID SOUTH LINE (NORTH LINE OF A PARCEL CONVEYED TO CHARLES H. AND DEBORAH WEEKLEY IN O.R. VOLUME 2069, PAGE 6), NORTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, PASSING AN IRON PIN SET AT 36.30 FEET, A TOTAL DISTANCE OF 366.02 FEET TO THE **PLACE OF BEGINNING**;

5897 LAKE TO CROSS

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/9/16
Date

Fee Paid

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CONTAINING 2.639 ACRES, SUBJECT TO AN INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 1759, PAGE 16, ALL LEGAL ROAD RIGHT OF WAYS OF LODGE ROAD (TOWNSHIP ROAD 104) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 50.548 ACRE PARCEL AS CONVEYED TO S. MILSTEAD IN DEED VOLUME 1152, PAGE 96, COMPLETED APRIL 28, 1988 BY W. J. BIEDENBACH, PS 5718.

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

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF JULY, 2016.

Michael D. Nichols
OFFICE COPY
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923
NOT RECORDABLE



DESCRIPTION
APPROVED
By: *Michael D. Nichols* 7/28/2016

SURVEY FOR TIM CROSS

AUDITORS PARCEL NUMBER
23-23-80-17-02-000 (PART - 2.639 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO THE NELLIE LAKE LIVING TRUST IN O.R. VOL. 1968, PG. 692 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 50.548 ACRE PARCEL AS CONVEYED TO S. MILSTEAD IN DEED VOLUME 1152, PAGE 96, COMPLETED APRIL 28, 1988, BY W.J. BIEDENBACH PS 5718.

DESCRIPTION
APPROVED

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

NELLIE LAKE LIVING TRUST
O.R. VOL. 1968, PG. 692

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

NELLIE LAKE LIVING TRUST
O.R. VOL. 1968, PG. 692
2.639 ACRES

25' INGRESS/EGRESS
EASEMENT AS RECORDED IN
O.R. VOL. 1759, PG. 13

SUBJECT TO A 25' INGRESS/EGRESS
EASEMENT AS RECORDED IN
O.R. VOL. 1759, PG. 16

SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF
SECTION 17

CHARLES H. & DEBORAH WEEKLEY
O.R. VOL. 2069, PG. 6

WILLIAM JEFFREY &
CHARLENE K. LAKE
DEED VOL. 1039, PG. 286

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.931± AC. PARCEL
COMPLETED FEB. 20, 2003 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 7.357± AC. PARCEL
COMPLETED APRIL 26, 2001 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 9.110± AC. PARCEL
COMPLETED IN 1990 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 28.862± AC. PARCEL
COMPLETED JULY 9, 1993 BY J.T. SPILKER PS5862

LEGEND

- EXISTING IRON PIN (5/8" REBAR W/CAP UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=120'

0 60 120 240

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 25th DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF JULY, 2016.

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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@trrohia.com

DRAWN BY: JWL

DATE: 07-25-16

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5897

DRAWING NO:
Z:\5897\5897.dwg