

# 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

## **RICHARD G. AND CHERYL POLAND** **AUDITORS PARCEL NUMBER 25-25-65-03-43-000 (PART)**

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;**

**THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);**

**THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 165.28 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD, SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 572.56 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET ON THE RIGHT OF WAY LINE OF US ROUTE 40 AT 40.22 FEET;**

**THENCE NORTH 84 DEGREES 15 MINUTES 00 SECONDS WEST 175.08 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE WEST LINE OF LOT 30 (ALSO THE EAST LINE OF A TRACT CONVEYED TO DUANE J. EGGERT AS RECORDED IN OFFICIAL RECORD VOLUME 2298, PAGE 689 OF THE MUSKINGUM COUNTY DEED RECORDS);**

**THENCE WITH THE SAID WEST LINE OF LOT 30 (THE EAST LINE OF THE SAID EGGERT TRACT), NORTH 05 DEGREES 45 MINUTES 00 SECONDS EAST 538.86 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 498.01 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR) AT 530.81 FEET.**

**CONTAINING 2.151 ACRES, SUBJECT TO ALL ROAD RIGHT OF WAYS OF U.S. ROUTE 40 (PERPETUAL EASEMENT FOR HIGHWAY PURPOSES-DEED VOLUME 288, PAGE 186 AND VOLUME 400, PAGE 186) WHICH CONTAINS 0.151 ACRES, AND ALL OTHER APPLICABLE EASEMENTS.**

### **ALSO SUBJECT TO THE FOLLOWING 16 FOOT WIDE INGRESS/EGRESS EASEMENT**

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;**

**THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);**

**THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD;**

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**THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 62.49 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE CONTINUING WITH THE SAID CENTER, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 16.23 FEET TO A POINT;**

**THENCE LEAVING THE SAID CENTER, SOUTH 03 DEGREES 38 MINUTES 54 SECONDS WEST 45.50 FEET TO A POINT;**

**THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 49.96 FEET, AN ARC DISTANCE OF 115.98 FEET, A DELTA ANGLE OF 133 DEGREES 00 MINUTES 33 SECONDS, AND A CHORD BEARING OF SOUTH 62 DEGREES 51 MINUTES 22 SECONDS EAST 91.64 FEET TO A POINT, SAID POINT BEING SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 56.27 FEET FROM AN IRON PIN SET;**

**THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 20.11 FEET TO A POINT;**

**THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.96 FEET, AN ARC DISTANCE OF 139.10 FEET, A DELTA ANGLE OF 120 DEGREES 49 MINUTES 56 SECONDS, AND A CHORD BEARING OF NORTH 56 DEGREES 46 MINUTES 03 SECONDS WEST 114.72 FEET TO A POINT;**

**THENCE NORTH 03 DEGREES 38 MINUTES 54 SECONDS EAST 42.79 FEET TO THE PLACE OF BEGINNING.**

## **ALSO THE RIGHT TO USE THE FOLLOWING INGRESS AND EGRESS EASEMENT**

BEING A PART THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND BY DEED RECORDED IN VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;**

**THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);**

**THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD;**

**THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 165.28 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS EASEMENT;**

**THENCE CONTINUING WITH THE SAID CENTER, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 16.27 FEET TO A POINT;**

**THENCE LEAVING THE SAID CENTER, SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 66.71 FEET TO A POINT;**

**THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 41.44 FEET, AN ARC DISTANCE OF 37.70 FEET, A DELTA ANGLE OF 52 DEGREES 07 MINUTES 43 SECONDS, AND A CHORD BEARING OF SOUTH 30 DEGREES 29 MINUTES 19 SECONDS WEST 36.42 FEET TO A POINT;**

**THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST 96.49 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 56.27 FEET.**

## **ALSO THE RIGHT TO USE THE FOLLOWING EASEMENT FOR SEPTIC SYSTEM**

5616 POLAND

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**COMMENCING AT THE NORTHWEST CORNER OF THE LOT 28;**

**THENCE WITH THE WEST LINE OF LOTS 28, 29 AND 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 3886.49 FEET (CALCULATED/DEED) TO A POINT IN THE CENTER OF U.S. ROUTE 40 (WEST PIKE);**

**THENCE LEAVING THE SAID ROAD AND CONTINUING WITH THE SAID WEST LINE OF LOT 30, SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 151.71 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD;**

**THENCE LEAVING THE SAID WEST LINE AND WITH THE CENTER OF THE OLD NATIONAL ROAD, NORTH 84 DEGREES 02 MINUTES 14 SECONDS EAST 165.28 FEET TO A POINT;**

**THENCE LEAVING THE SAID ROAD, SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST, PASSING AN IRON PIN SET ON THE RIGHT OF WAY LINE OF US ROUTE 40 AT 40.22 FEET, A TOTAL DISTANCE OF 137.22 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;**

**THENCE SOUTH 85 DEGREES 34 MINUTES 32 SECONDS EAST 25.00 FEET TO A POINT;**

**THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST 50.00 FEET TO A POINT;**

**THENCE NORTH 85 DEGREES 34 MINUTES 32 SECONDS WEST 25.00 FEET TO A POINT;**


**THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST 50.00 FEET TO THE **PLACE OF BEGINNING**.**

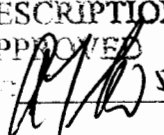
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 35.563 ACRES COMPLETED AUGUST 21, 1990 BY W. J. BIEDENBACH PS 5718.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF APRIL, 2013 FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF APRIL, 2013.

**OFFICE COPY**  
**NOT RECORDABLE**  
REGISTERED SURVEYOR 6923



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
5/14/13  
Date Fee Paid

DESCRIPTION  
APPROVED  
BY  5/14/2013

# DESCRIPTION

APPROVED

By: *[Signature]* 5/13/13

## SURVEY FOR RICHARD POLAND

AUDITORS PARCEL NUMBER

25-25-65-03-43-000 (PART)

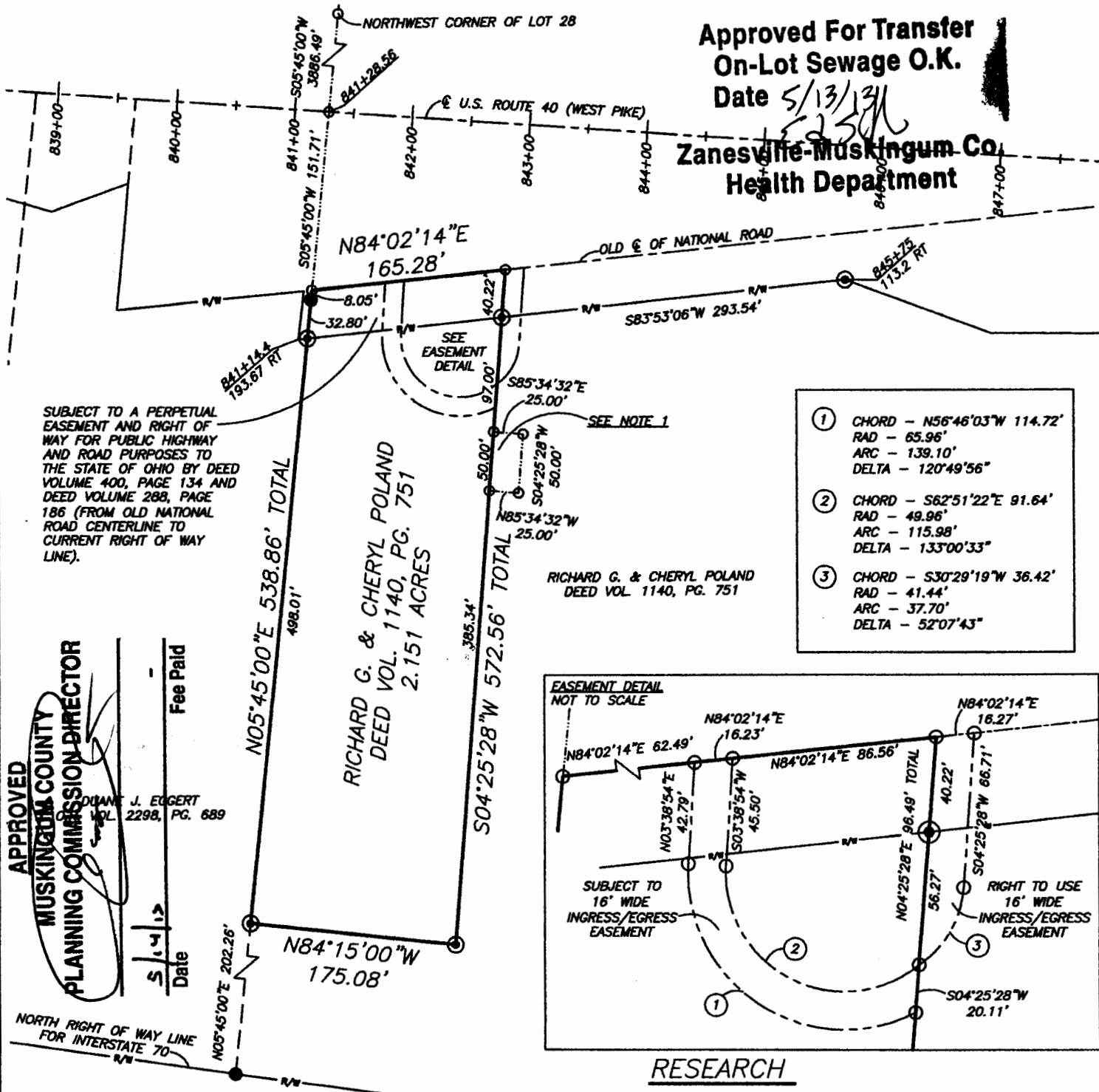
2.151 ACRES TOTAL (0.151 AC IN RIGHT-OF-WAY)

BEING A PART OF THE TRACT CONVEYED TO RICHARD G. AND CHERYL POLAND IN DEED VOLUME 1140, PAGE 751 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN MILITARY LOT 30, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE EAST LINE OF A PREVIOUS SURVEY OF A 35.563 MORE OR LESS ACRES TRACT COMPLETED AUGUST 21, 1990 BY W.J. BIEDENBACH PS5718.

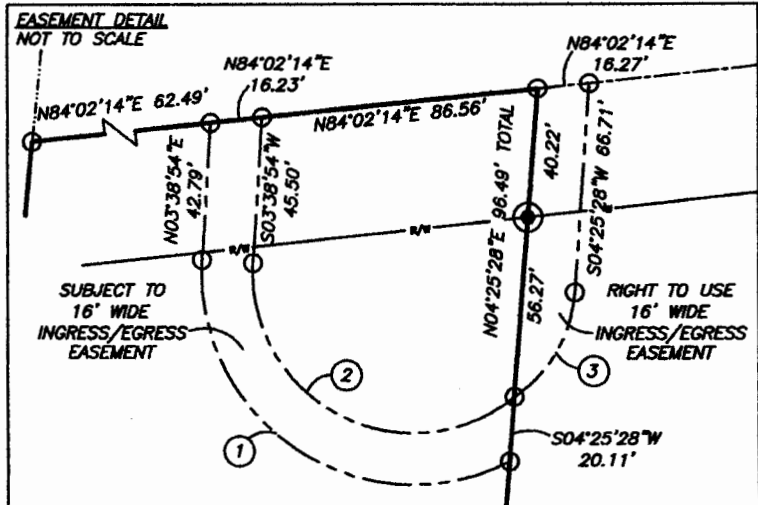
Approved For Transfer  
On-Lot Sewage O.K.  
Date 5/13/13

Zanesville-Muskingum Co.  
Health Department



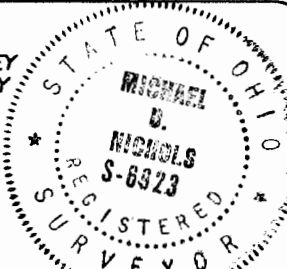
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
J. EGGERT  
VOL. 2298, PG. 689  
Date  
Fee Paid

NORTH RIGHT OF WAY LINE FOR INTERSTATE 70



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAN AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 11th DAY OF APRIL, 2013, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF APRIL, 2013.

OFFICE COPY  
NOT RECORDABLE



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAN, 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: 04-11-13

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5616

DRAWING NO: Z\5616\5616.dwg