

42-70-03-05-001

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rroho.com

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

**DUANE DERWACTER**  
AUDITORS PARCEL NUMBER  
42-42-70-03-05-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DUANE F. AND TERESA B. DERWACTER IN DEED VOLUME 1063, PAGE 341 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 35, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 5, OF THE UNITED STATES MILITARY LANDS, MONROE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING STONE AT THE SOUTHEAST CORNER OF LOT 35, SAID STONE BEING SOUTH 07 DEGREES 07 MINUTES 42 SECONDS WEST 0.40 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP – BENT);

**THENCE** WITH THE SOUTH LINE OF THE SAID LOT 35 (NORTH LINE OF A PARCEL CONVEYED TO BRIAN R. AND DEBRA S. BABCOCK IN DEED VOLUME 1144, PAGE 912), NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST 1035.11 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING THE CENTER OF MERCER ROAD (COUNTY ROAD 103) AT 55.00'

**THENCE** LEAVING THE SAID LOT LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JOHN EDWARD AND JOYE K. PARKS IN O.R. VOLUME 1522, PAGE 769, NORTH 02 DEGREES 11 MINUTES 22 SECONDS EAST 523.13 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 02 DEGREES 11 MINUTES 22 SECONDS WEST 1082.90 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE NORTH LINE OF LOT 35;

**THENCE** LEAVING THE SAID PARKS EAST LINE AND TRAVERSING THROUGH THE ABOVE SAID DERWACTER PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 73 DEGREES 35 MINUTES 02 SECONDS EAST 358.76 FEET TO AN IRON PIN SET;
2. SOUTH 59 DEGREES 06 MINUTES 21 SECONDS EAST 221.40 FEET TO AN IRON PIN SET;
3. SOUTH 75 DEGREES 05 MINUTES 09 SECONDS EAST 324.78 FEET TO AN IRON PIN SET;
4. NORTH 42 DEGREES 35 MINUTES 43 SECONDS EAST 147.29 FEET TO AN IRON PIN SET;
5. SOUTH 57 DEGREES 30 MINUTES 43 SECONDS EAST 90.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE EAST LINE OF LOT 35, PASSING THE CENTER OF THE ABOVE SAID ROAD AT 22.00 FEET;

**THENCE** WITH THE SAID EAST LINE OF LOT 35 (WEST LINE OF A PARCEL CONVEYED TO ROBERT BRYCE AND BOBBI JEAN VERNON IN O.R. VOLUME 2212, PAGE 618), SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST 308.22 FEET TO THE **PLACE OF BEGINNING**.

42-70-03-05-001 A

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**CONTAINING 8.792 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF MERCER ROAD (COUNTY ROAD 103) 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, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF APRIL 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 5th DAY OF APRIL 2018.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



DESCRIPTION  
APPROVED  
By: *[Signature]* 5/4/18

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

*5/4/18*  
Date

Fee Paid



SURVEY FOR DUANE DERWACTER

AUDITORS PARCEL NUMBER  
42-42-70-03-05-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DUANE F. AND TERESA B. DERWACTER IN DEED VOLUME 1063, PAGE 341 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 35, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 5, OF THE UNITED STATES MILITARY LANDS, MONROE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

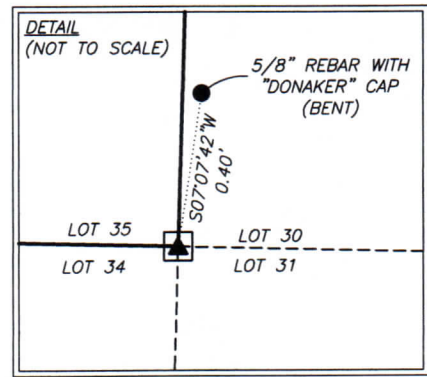
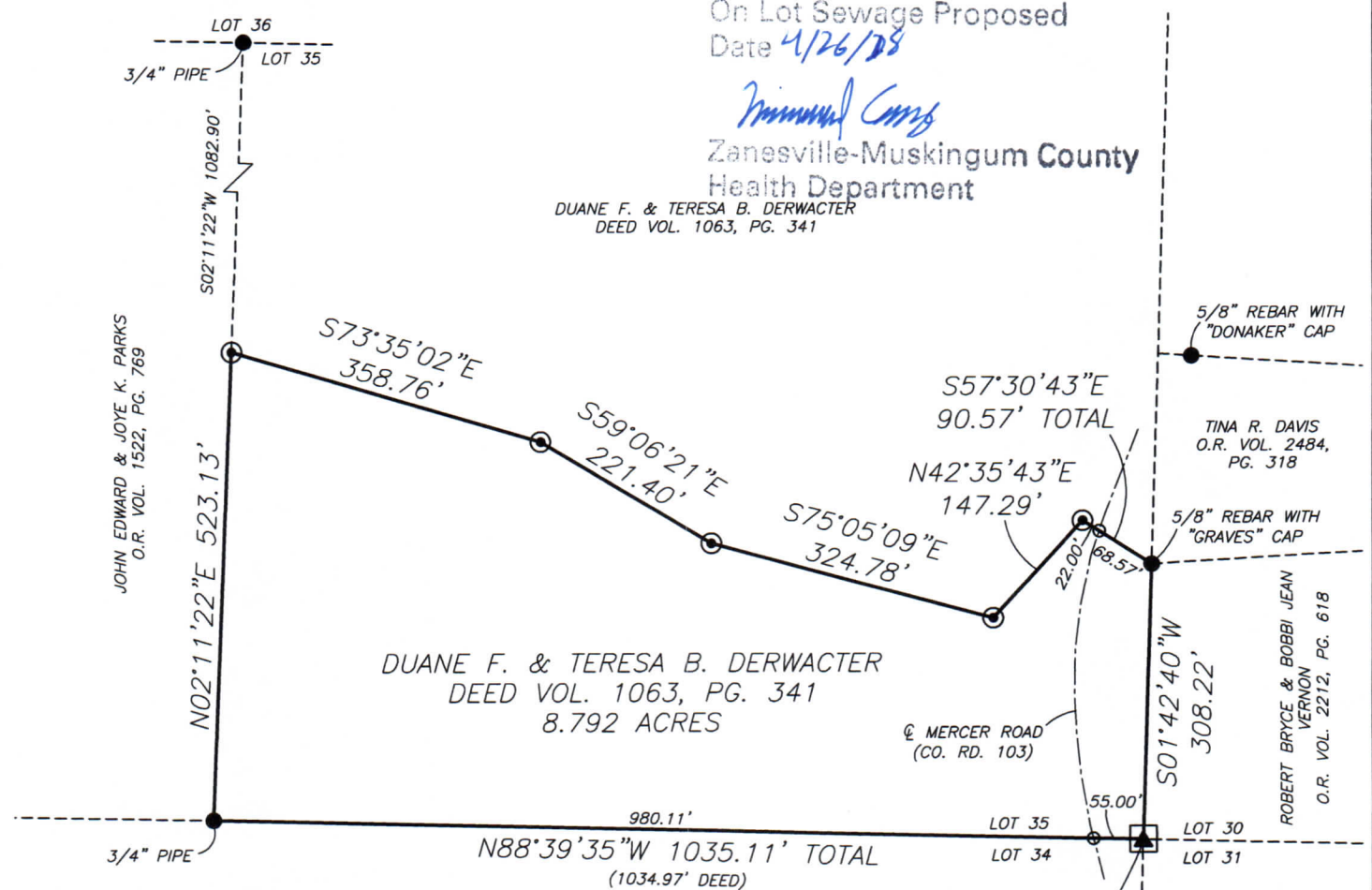
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



Approved For Transfer  
On Lot Sewage Proposed  
Date 4/26/18

*Mineral Cons*  
Zanesville-Muskingum County  
Health Department

DUANE F. & TERESA B. DERWACTER  
DEED VOL. 1063, PG. 341



BRIAN R. & DEBRA S. BABCOCK  
DEED VOL. 1144, PG. 912

DESCRIPTION  
APPROVED  
By: *4/26/18*

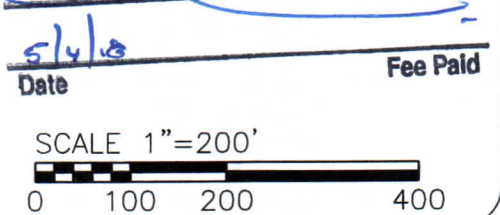
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF AN 80.113± AC. PARCEL  
COMPLETED MARCH 10, 1980 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 3.272 AC. PARCEL  
COMPLETED FEB. 28, 2008 BY R.M. GRAVES PS5792  
PREVIOUS SURVEY OF A 2.332± AC. AND A 5.024± AC. PARCEL  
COMPLETED JUNE, 2000 BY E.R. DONAKER PS7142

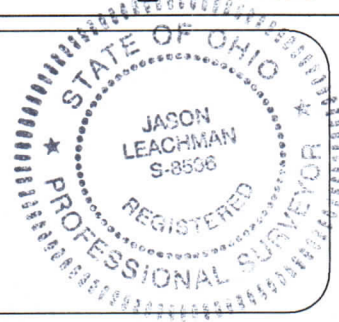
LEGEND

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



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF APRIL, 2018, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF APRIL, 2018.

**OFFICE COPY  
NOT RECORDABLE**  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



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@roahio.com

DRAWN BY: JWL	DATE: 04-09-18	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 6075	DRAWING NO: Z:\6075\6075.dwg