

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ELEANOR M. GLINES
AUDITOR'S PARCEL NUMBER
47-47-50-15-62-000 (PART-2.209 AC.)

BEING A PART OF THE PARCEL CONVEYED TO ELEANOR M. GLINES IN O.R. VOLUME 1504, PAGE 226 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MARKET STREET AND MOXAHALA AVENUE, TOWN OF AVONDALE (PLAT BOOK 4, PAGE 72) (NORTHWEST CORNER OF A PARCEL CONVEYED TO AMY JO GLINES AND CHAD DAVID SAUNDERS IN O.R. VOLUME 1551, PAGE 84);

THENCE WITH THE EAST LINE OF MOXAHALA AVENUE (WEST LINE OF THE SAID GLINES AND SAUNDERS PARCEL AND THE WEST LINE OF THE ABOVE SAID ELEANOR M. GLINES PARCEL), SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR – BENT) AT 262.60 FEET, A TOTAL DISTANCE OF 918.31 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID EAST LINE OF MOXAHALA AVENUE AND TRAVERSING THROUGH THE SAID ELEANOR GLINES PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 30 MINUTES 22 SECONDS EAST 166.08 FEET TO AN IRON PIN SET;
2. NORTH 03 DEGREES 37 MINUTES 20 SECONDS EAST 171.15 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST 484.56 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 86 DEGREES 28 MINUTES 09 SECONDS EAST 201.61 FEET TO AN IRON PIN SET ON THE WEST LINE OF A PARCEL CONVEYED TO JAMIE L. AND JONATHAN J. McCONNELL IN O.R. VOLUME 2638, PAGE 718;

THENCE WITH THE SAID McCONNELL WEST LINE (ALSO THE EAST LINE OF THE SAID ELEANOR M. GLINES PARCEL), SOUTH 03 DEGREES 57 MINUTES 23 SECONDS WEST 288.57 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO PATRICK FLICKINGER, SR. AND ANNETTE RUSSELL IN O.R. VOLUME 2728, PAGE 85, SAID POINT BEING NORTH 03 DEGREES 57 MINUTES 23 SECONDS EAST 199.74 FEET FROM AN EXISTING IRON PIN (AXLE) IN WASHINGTON STREET (TOWNSHIP ROAD 84);

THENCE LEAVING THE SAID McCONNELL WEST LINE AND WITH THE NORTH AND WEST LINES OF THE SAID FLICKINGER AND RUSSELL PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 73 DEGREES 43 MINUTES 14 SECONDS WEST 201.08 FEET TO AN EXISTING IRON PIN (MINE BOLT), PASSING AN EXISTING IRON PIN (AXLE) AT 1.10 FEET;
2. SOUTH 03 DEGREES 37 MINUTES 26 SECONDS WEST 199.88 FEET TO A POINT IN THE SAID WASHINGTON STREET ON THE NORTH LINE OF A PARCEL CONVEYED TO ROBERT O. AND RITA J. WOLFE IN DEED VOLUME 574, PAGE 257, PASSING AN IRON PIN SET AT 174.88 FEET;

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THENCE WITH THE SAID NORTH LINE OF THE WOLFE PARCEL AND THE NORTH LINE OF A PARCEL CONVEYED TO JASON A. AND SHELBY DILLON IN O.R. VOLUME 2016, PAGE 581, NORTH 73 DEGREES 42 MINUTES 49 SECONDS WEST 174.04 FEET TO A POINT ON THE EAST LINE OF THE ABOVE SAID MOXAHALA AVENUE;

THENCE WITH THE SAID EAST LINE OF MOXAHALA AVENUE, NORTH 03 DEGREES 37 MINUTES 20 EAST SECONDS, PASSING AN IRON PIN SET AT 25.00 FEET, A TOTAL DISTANCE OF 234.38 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.209 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF WASHINGTON STREET (TOWNSHIP ROAD 84) AND ALL OTHER APPLICABLE EASEMENTS.

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

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

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 9th DAY OF OCTOBER, 2017, FROM A FIELD SURVEY COMPLETED BY ME ON THE 6th DAY OF OCTOBER, 2017.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION
APPROVED

By: *[Signature]* 10/11/2017

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
10/24/17
Date

Fee Paid

DESCRIPTION
APPROVED

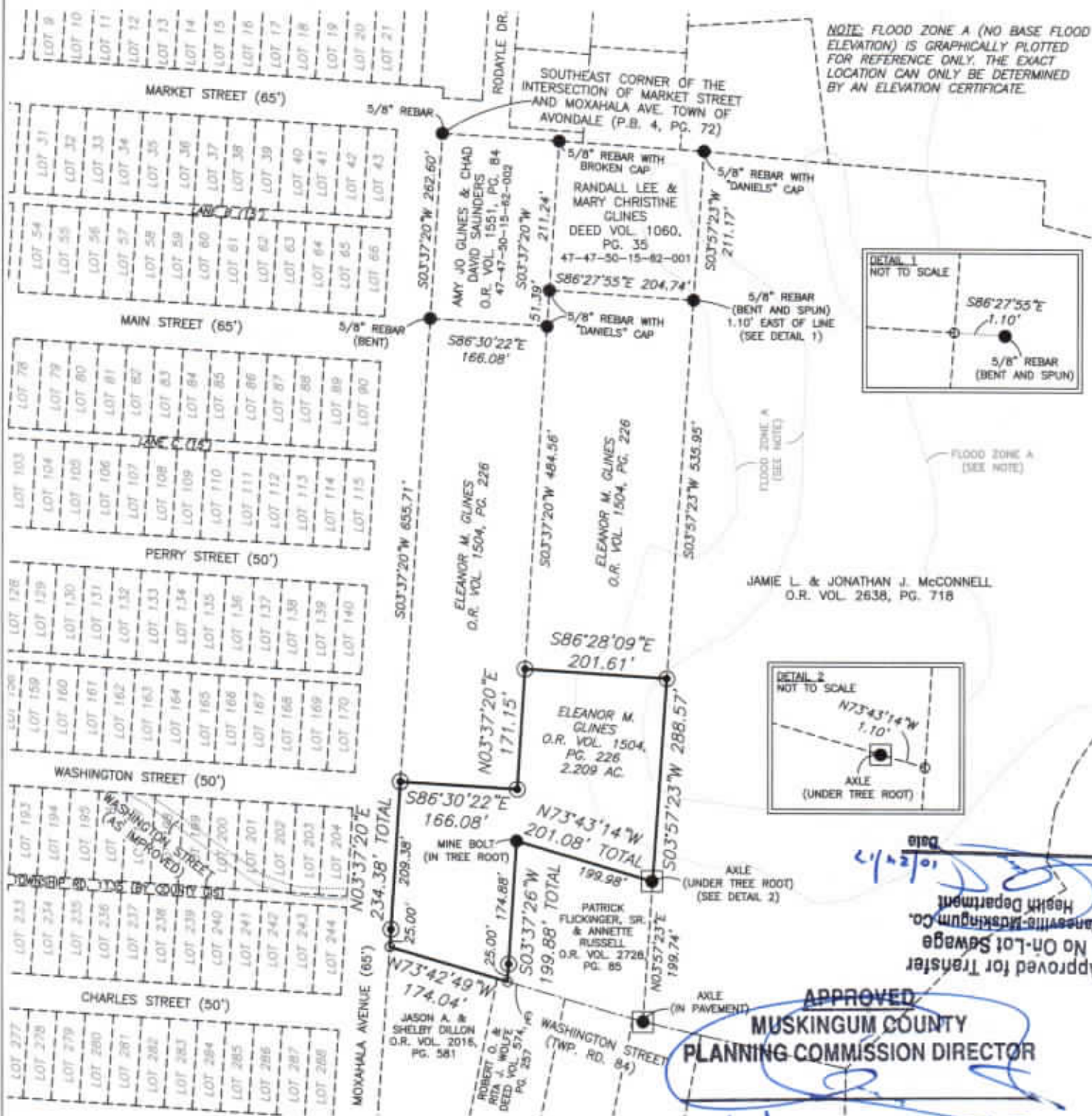
By: *[Signature]* 10/13/17

SURVEY FOR ELEANOR GLINES

AUDITORS PARCEL NUMBER
47-47-50-15-62-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO ELEANOR M. GLINES IN O.R. VOLUME 1504, PAGE 226 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN SECTION 15 TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.10 AC. PARCEL
COMPLETED OCT. 29, 1983 BY R.L. DANIELS PSS410
PREVIOUS SURVEY OF A 132.60 AC. PARCEL
COMPLETED JAN. 15, 2015 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 1.00 AC. PARCEL
COMPLETED DEC. 8, 1992 BY R.L. DANIELS PSS410
PREVIOUS SURVEY OF A 1.00 AC. PARCEL
COMPLETED OCT. 25, 2000 BY R.L. DANIELS PSS410

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>

SCALE 1\"/>

0 100 200 400

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 9th DAY OF OCTOBER, 2017, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF OCTOBER, 2017.

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@btohis.com

DRAWN BY: JWL

DATE: 10-09-17

SCALE: 1\"/>

CHECKED BY: MON

JOB NO: 6027

DRAWING NO:
Z:\6027\6027.dwg