

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

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

## SURVEY OVERLAP

**ZZV AIRPORT PROPERTIES, LLC  
AUDITORS PARCEL NUMBER  
51-51-70-03-02-007 (PART)  
TO BE RELEASED TO SEOIL ROAD**

BEING A PART OF THE PARCEL CONVEYED TO ZZV AIRPORT PROPERTIES, LLC IN DEED VOLUME 1154, PAGE 162 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER OF QUARTER TOWNSHIP 3;**

**THENCE THE FOLLOWING THREE COURSES AND DISTANCES:**

1. SOUTH 86 DEGREES 31 MINUTES 39 SECONDS EAST 1732.50 FEET (DEED) TO A POINT;
2. SOUTH 86 DEGREES 25 MINUTES 39 SECONDS EAST 163.04 FEET (DEED) TO A POINT;
3. SOUTH 08 DEGREES 23 MINUTES 23 SECONDS EAST 4974.49 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "TCW" CAP) AT THE NORTHEAST INTERSECTION OF SOUTH POINTE DRIVE (COUNTY ROAD 799) AND SEOIL ROAD (COUNTY ROAD 800);

**THENCE TRAVERSING INTO THE SAID SEOIL ROAD, SOUTH 09 DEGREES 24 MINUTES 57 SECONDS WEST 61.03 FEET TO A POINT AT THE NORTHWEST CORNER OF THE SAID ZZV AIRPORT PROPERTIES PARCEL, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE NORTH LINE OF THE ZZV AIRPORT PROPERTIES, LLC PARCEL, SOUTH 70 DEGREES 01 MINUTES 44 SECONDS EAST 220.48 FEET TO A POINT WHERE THE NORTH LINE OF THE ZZV AIRPORT PROPERTIES, LLC PARCEL INTERSECTS THE SOUTH LINE OF SEOIL ROAD;**

**THENCE WITH THE SOUTH LINE OF SEOIL ROAD, NORTH 70 DEGREES 10 MINUTES 14 SECONDS WEST 220.38 FEET TO A POINT WHERE THE SOUTH LINE OF SEOIL ROAD INTERSECTS THE WEST LINE OF THE SAID ZZV AIRPORT PROPERTIES, LLC PARCEL;**

**THENCE WITH THE WEST LINE OF THE SAID ZZV AIRPORT PROPERTIES, LLC PARCEL, NORTH 09 DEGREES 24 MINUTES 57 SECONDS EAST 0.55 FEET TO THE **PLACE OF BEGINNING**.**

6115 ZZV AIRPORT PROPERTIES SURVEY OVERLAP

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CONTAINING 0.001 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 14.893 MORE OR LESS ACRES COMPLETED BY TCW AND DATED APRIL 2, 1996.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

I, MICHAEL D. NICHOLS PS6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF AUGUST, 2018, FROM A FIELD SURVEY COMPLETED THE 10TH DAY OF AUGUST, 2018.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



DESCRIPTION  
APPROVED  
By: *[Signature]* 8/31/2018



SURVEY FOR ZZV AIRPORT PROPERTIES, LLC

AUDITORS PARCEL NUMBERS  
51-51-70-03-02-000 (PART)  
51-51-70-03-02-007 (PART)

BEING A PART OF THE ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY PARCEL AS CONVEYED IN DEED VOLUME 1088, PAGE 49 OF THE MUSKINGUM COUNTY DEED RECORDS AND A PART OF THE PARCEL CONVEYED TO ZZV AIRPORT PROPERTIES, LLC IN DEED VOLUME 1154, PAGE 162, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 14.893 MORE OR LESS ACRES COMPLETED BY TCW AND DATED APRIL 2, 1996.



S86°31'39"E  
1732.50' (DEED)  
S86°25'39"E  
163.04' (DEED)  
CENTER OF  
QUARTER  
TOWNSHIP 3

DESCRIPTION  
APPROVED

By: *[Signature]*

NOTE:

THE INTENT OF THIS SURVEY IS TO CORRECT GAPS AND OVERLAPS BETWEEN THE PREVIOUS SURVEY OF THE ZZV AIRPORT PROPERTIES, LLC PARCEL COMPLETED MARCH 31, 1999 BY W.J. BIEDENBACH PS5718 (RECORDED IN DEED BOOK 1154, PAGE 162) AND THE PREVIOUS SURVEY OF THE ROAD DEDICATION COMPLETED DECEMBER 14, 2015 BY DENIS P. SWIERZ PS8062 (RECORDED IN PLAT BOOK 20, PAGE 107).

NOT TO BE USED AS SEPARATE BUILDING SITES OR TRANSFERRED AS INDEPENDENT PARCELS IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

SURVEY OVERLAP

ZZV AIRPORT PROPERTIES, LLC  
51-51-70-03-02-007  
DEED VOL. 1154, PG. 162  
0.001 ACRES  
(TO BE RELEASED TO SEOIL ROAD)

ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY  
51-51-70-03-02-000  
DEED VOL. 1088, PG. 49

N09°24'57"E  
0.55'  
S70°10'14"E  
1.43'  
5/8" REBAR WITH  
"SWIERZ" CAP  
S09°24'57"W  
61.03'

SEOIL ROAD  
(COUNTY ROAD 800)

ZZV AIRPORT PROPERTIES, LLC  
DEED VOLUME 1154, PAGE 162  
AUDITORS PARCEL NO. 51-51-70-03-02-007  
6.000± ACRES

S70°01'44"E 220.48'  
N70°10'14"W 220.38'  
S70°10'14"E 395.03'  
N70°01'44"W 395.65'  
5/8" REBAR WITH  
"SWIERZ" CAP  
S12°40'13"E  
1.16'

SURVEY GAP 1

ZANESVILLE-MUSKINGUM COUNTY PORT  
AUTHORITY  
51-51-70-03-02-000  
DEED VOL. 1088, PG. 49  
0.006 ACRES  
(TO BE COMBINED WITH  
51-51-70-03-02-007)

SURVEY GAP 2

ZANESVILLE-MUSKINGUM COUNTY PORT  
AUTHORITY  
51-51-70-03-02-000  
DEED VOL. 1088, PG. 49  
0.004 ACRES  
(TO BE COMBINED WITH  
51-51-70-03-02-007)

RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 6.000± AC. PARCEL  
COMPLETED MARCH 31, 1999 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 8.04 AC. PARCEL  
COMPLETED APRIL 17, 2000 BY T.C. WILSON PS6465 (TCW CO.)  
PREVIOUS ROAD DEDICATION OF AIRPARK DR., AIRPORT RD. (EXTENSION),  
5 B'S DR., SEOIL RD., RITCHEY PARKWAY AND SOUTH POINT DR.,  
COMPLETED DEC. 14, 2015 BY D.P. SWIERZ PS8062

LEGEND

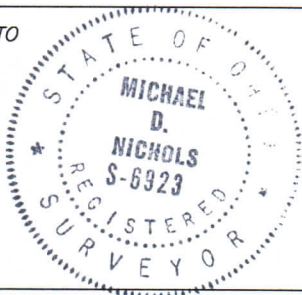
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=5'

0 2.5 5 10

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 27th DAY OF AUGUST, 2018, FROM A FIELD SURVEY COMPLETED THE 10th DAY OF AUGUST, 2018.

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.

BASLINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 08-27-18

SCALE: 1"=5'

CHECKED BY: MDN

JOB NO: 6115

DRAWING NO:  
Z:6115\6115.dwg