

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

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

**BLAKE T. ARTHUR**  
AUDITORS PARCEL NUMBER  
51-51-70-03-17-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO BLAKE T. ARTHUR IN O.R. VOLUME 2440, PAGE 907 OF THE MUSKINGUM COUNTY OFFICIAL 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 SOUTHWEST CORNER OF QUARTER TOWNSHIP 3;

**THENCE** NORTH 06 DEGREES 01 MINUTES 35 SECONDS EAST 2501.50 FEET (DEED) TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD), SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO JACK W. McCLELLAND, TRUSTEE AND JEFF R. BEAM, TRUSTEE (O.R. VOLUME 2675, PAGE 511-O.R. VOLUME 2513, PAGE 625);

**THENCE** WITH THE CENTER OF THE SAID ROAD (NORTH LINE OF THE SAID McCLELLAND AND BEAM PARCEL), SOUTH 83 DEGREES 03 MINUTES 58 SECONDS EAST 58.73 FEET (DEED) TO A POINT, SAID POINT BEING SOUTH 01 DEGREES 30 MINUTES 55 SECONDS WEST 23.44 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-BENT);

**THENCE** WITH THE CENTER OF THE SAID ROAD, SOUTH 83 DEGREES 07 MINUTES 30 SECONDS EAST 581.53 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID ARTHUR PARCEL, NORTH 26 DEGREES 08 MINUTES 08 SECONDS EAST, PASSING AN IRON PIN SET AT 34.00 FEET, A TOTAL DISTANCE OF 371.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-INSIDE 3/4 INCH PIPE), SAID EXISTING IRON PIN BEING ON THE WEST LINE OF A PARCEL CONVEYED TO DALE O. HARTBERGER (O.R. VOLUME 2121, PAGE 435);

**THENCE** WITH THE WEST LINE OF THE SAID HARTBERGER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 47 DEGREES 35 MINUTES 25 SECONDS EAST 207.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. SOUTH 23 DEGREES 50 MINUTES 55 SECONDS EAST 267.51 FEET TO A POINT IN THE ABOVE SAID OLD WHEELING ROAD (NORTH LINE OF THE SAID McCLELLAND AND BEAM PARCEL), PASSING AN IRON PIN SET AT 237.51 FEET;

**THENCE** LEAVING THE SAID HARTBERGER WEST LINE AND WITH THE CENTER OF THE SAID ROAD (NORTH LINE OF THE McCLELLAND AND BEAM PARCEL), NORTH 83 DEGREES 07 MINUTES 30 SECONDS WEST 428.51 FEET TO THE **PLACE OF BEGINNING**.

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**CONTAINING 1.983 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 42 (OLD WHEELING ROAD) 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 29th DAY OF MARCH 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 23rd DAY OF MARCH 2018.

**OFFICE COPY  
NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

4/13/18  
Date

Fee Paid

**DESCRIPTION  
APPROVED  
By:**

*[Signature]* 4/13/18



# SURVEY FOR BLAKE ARTHUR

AUDITORS PARCEL NUMBER  
51-51-70-03-17-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO BLAKE T. ARTHUR IN O.R. VOLUME 2440, PAGE 907 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY 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  
No On-Lot Sewage  
Date 4/11/18  
Zanesville - Muskingum Co.  
Health Department

BLAKE T. ARTHUR  
O.R. VOL. 2440, PG. 907

BLAKE T. ARTHUR  
O.R. VOL. 2440, PG. 907  
1.983 ACRES

DALE O. HARTBERGER  
O.R. VOL. 2121, PG. 435

JACK W. McCLELLAND, CO-TRUSTEE  
JEFF R. BEAM, CO-TRUSTEE  
O.R. VOL. 2513, PG. 625  
O.R. VOL. 2675, PG. 511

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date 4/12/18  
SOUTHWEST CORNER OF  
QUARTER TOWNSHIP 3

Fee Paid

DESCRIPTION  
APPROVED  
By: [Signature]

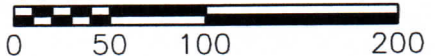
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 10.00± AC. PARCEL  
COMPLETED APRIL 17, 1980 BY J.R. MARSHALL PS5307  
PREVIOUS SURVEY OF A 25.633 AC. PARCEL  
COMPLETED OCT. 28, 1994 BY W.J. BIEDENBACH PS5718  
MUSKINGUM COUNTY GIS

## LEGEND

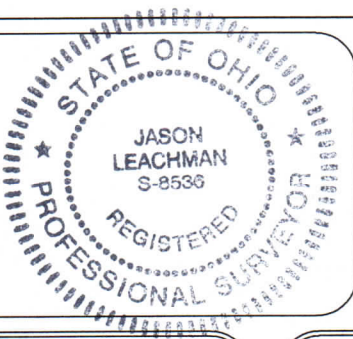
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=100'



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 29th DAY OF MARCH,  
2018. FROM A FIELD SURVEY COMPLETED THE  
23rd DAY OF MARCH, 2018.

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@rohio.com

DRAWN BY: JWJ

DATE: 03-29-18

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 6067

DRAWING NO:  
Z:\6067\6067.dwg