

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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Telephone (740) 453-4850  
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**RICKY LEE AND CONNIE J. HESS**  
AUDITORS PARCEL NUMBER  
56-56-05-02-02-000- (PART-1.515 ACRES)

BEING A PART OF THE PARCEL CONVEYED TO RICKY LEE AND CONNIE J. HESS IN DEED VOLUME 1132, PAGE 591 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF LOT 39 OF CONES THIRD ADDITION TO THE TOWN OF ADAMSVILLE (DEED VOLUME 17, PAGE 264);

**THENCE** WITH THE WEST LINE OF LOT 40 OF SAID ADDITION, NORTH 01 DEGREES 40 MINUTES 18 SECONDS EAST 115.06 FEET (DEED) TO A POINT;

**THENCE** LEAVING THE SAID WEST LINE OF LOT 40, SOUTH 88 DEGREES 19 MINUTES 42 SECONDS EAST 9.79 FEET (DEED) TO A POINT, SAID POINT BEING NORTH 88 DEGREES 19 MINUTES 42 SECONDS WEST 25.32 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-BIEDENBACH CAP);

**THENCE** WITH THE WEST LINE OF A PARCEL CONVEYED TO TERRY KROFFT (O.R. VOLUME 2259, PAGE 609) THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 27 DEGREES 33 MINUTES 40 SECONDS EAST 49.99 FEET TO A POINT IN THE CENTER OF STATE ROUTE 208;
2. NORTH 29 DEGREES 46 MINUTES 15 SECONDS EAST 49.85 FEET TO A POINT IN THE CENTER OF STATE ROUTE 208;
3. NORTH 31 DEGREES 28 MINUTES 05 SECONDS EAST 38.46 FEET TO A POINT IN THE CENTER OF STATE ROUTE 208, SAID POINT BEING NORTH 88 DEGREES 00 MINUTES 15 SECONDS WEST 27.69 FEET FROM AN EXISTING DRILL HOLE IN THE CONCRETE SIDEWALK;

**THENCE** LEAVING THE WEST LINE OF THE SAID KROFFT PARCEL AND WITH THE WEST LINE OF THE ABOVE SAID HESS PARCEL, NORTH 32 DEGREES 34 MINUTES 04 SECONDS EAST 99.53 FEET TO A POINT IN THE CENTER OF STATE ROUTE 208, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID WEST LINE OF THE HESS PARCEL THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 32 DEGREES 34 MINUTES 04 SECONDS EAST 145.81 FEET TO A POINT IN STATE ROUTE 208;
2. NORTH 28 DEGREES 38 MINUTES 25 SECONDS EAST 113.99 FEET TO A POINT IN STATE ROUTE 208;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO LILLIE B. LAPP (O.R. VOLUME 2120, PAGE 23), SOUTH 87 DEGREES 39 MINUTES 14 SECONDS EAST, PASSING AN IRON PIN SET AT 23.95 FEET, A TOTAL DISTANCE OF 161.28 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 02 DEGREES 21 MINUTES 30 SECONDS WEST 1325.52 FEET (DEED) FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4;

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**THENCE** LEAVING THE SAID LAPP SOUTH LINE AND WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER (WEST LINE OF A PARCEL CONVEYED TO BOWDEN HOLDINGS, LTD-O.R. VOLUME 2532, PAGE 594), SOUTH 02 DEGREES 21 MINUTES 30 SECONDS WEST 312.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BIEDENBACH CAP);

**THENCE** LEAVING THE SAID MID SECTION LINE AND WITH THE NORTH LINE OF THE ABOVE SAID KROFFT PARCEL, NORTH 88 DEGREES 00 MINUTES 15 SECONDS WEST 180.31 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID KROFFT LINE AND TRAVERSING THROUGH THE SAID HESS PARCEL THE NEXT TWO COURSES AND DISTANCES:

1. NORTH 02 DEGREES 04 MINUTES 15 SECONDS EAST 77.76 FEET TO AN IRON PIN SET;
2. NORTH 83 DEGREES 38 MINUTES 43 SECONDS WEST, PASSING AN IRON PIN SET AT 82.04 FEET, A TOTAL DISTANCE OF 104.68 FEET TO THE **PLACE OF BEGINNING**.

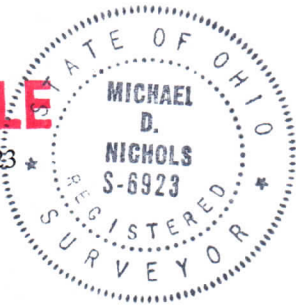
**CONTAINING** 1.515 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 208 (DRESDEN-ADAMSVILLE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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, 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 14TH DAY OF MAY 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 14TH DAY OF MAY 2018.

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



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
*B.T. Holtey*  
5-29-18  
Date Fee Paid

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 5/29/18



# SURVEY FOR DERRICK HESS

AUDITORS PARCEL NUMBER  
56-56-05-02-02-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO RICKY LEE AND CONNIE J. HESS IN DEED VOLUME 1132, PAGE 591 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION  
APPROVED

By: *[Signature]*

VILLAGE OF ADAMSVILLE  
(GAUMER PARK)  
DEED VOL. 300, PG. 223

STATE ROUTE 208  
(DRESDEN-ADAMSVILLE RD.)

LILLIE B. LAPP  
O.R. VOL. 2120, PG. 23

NORTHEAST CORNER  
OF THE SOUTHWEST  
QUARTER OF SECTION 4

S.02°21'30"W.  
1325.52' (DEED)

S.87°39'14"E.  
161.28' TOTAL

N.28°38'25"E.  
113.99'

N.32°34'04"E.  
145.81'

RICKY LEE & CONNIE J. HESS  
DEED VOL. 1132, PG. 591  
1.515 ACRES

BOWDEN HOLDINGS LTD  
O.R. VOL. 2532, PG. 594

22.64'

82.04'

N.83°38'43"W.  
104.68' TOTAL

RICKY LEE & CONNIE J. HESS  
DEED VOL. 1132, PG. 591  
0.246 ACRES

127.21'

N.88°00'15"W. 154.90' TOTAL

EXISTING DRILL  
HOLE IN SIDEWALK

TERRY KROFFT  
O.R. VOL. 2259, PG. 609

77.76'

N.02°04'15"E.

N.88°00'15"W 180.31'

5/8" REBAR WITH  
"BIEDENBACH" CAP

S.88°19'42"E.  
9.79' (DEED)

N.88°19'42"W.  
25.32'

N.01°40'18"E.  
115.06' (DEED)

NORTHWEST CORNER OF LOT 39  
OF CONES THIRD ADDITION TO  
THE TOWN OF ADAMSVILLE  
(DEED VOL. 17, PG. 264)

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*[Signature]*

5.29.18

Date

Fee Paid

MID SECTION LINE

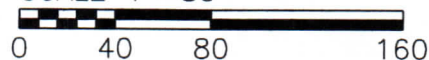
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.037± AC. PARCEL  
COMPLETED NOV. 19, 2007 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 1.764± AC. PARCEL  
COMPLETED AUG. 9, 1981 BY W.H. DERWACHTER PS5437  
PREVIOUS SURVEY OF A 0.732± AC. PARCEL  
COMPLETED JULY 9, 1983 BY W.J. BIEDENBACH PS5718

## LEGEND

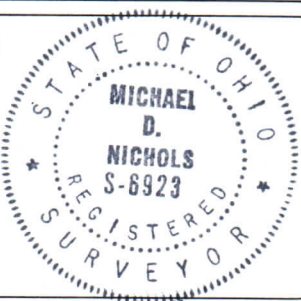
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=80'



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 14th DAY OF MAY, 2018,  
FROM A FIELD SURVEY COMPLETED THE 14th DAY  
OF MAY, 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.

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: 05-14-18

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6087

DRAWING NO:  
Z:\6087\6087.dwg