

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@irohio.com

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

### **SURVEY FOR LESTER PROUTY AUDITORS PARCEL NUMBER 56-56-30-01-04-000 (PART – 2.164 ACRES)**

BEING A PART OF THE PARCEL CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

**THENCE** WITH THE WEST LINE OF THE SAID LOT, SOUTH 02 DEGREES 00 MINUTES 52 SECONDS WEST 135.47 FEET TO A POINT IN SARBAUGH ROAD (TOWNSHIP ROAD 180);

**THENCE** WITH THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 31 DEGREES 22 MINUTES 24 SECONDS EAST 155.35;
2. SOUTH 38 DEGREES 14 MINUTES 02 SECONDS EAST 84.27 FEET TO A POINT;
3. SOUTH 42 DEGREES 14 MINUTES 47 SECONDS EAST 711.65 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE ABOVE SAID PROUTY PARCEL (SOUTH LINE OF A 4.056 ACRE PARCEL) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 58 DEGREES 28 MINUTES 01 SECONDS EAST 350.57 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 18.46 FEET;
2. NORTH 80 DEGREES 31 MINUTES 26 SECONDS EAST 189.02 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** CONTINUING THROUGH THE SAID PROUTY PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 36 DEGREES 37 MINUTES 15 SECONDS EAST 37.28 FEET TO AN IRON PIN SET;
2. SOUTH 05 DEGREES 53 MINUTES 23 SECONDS WEST 90.12 FEET TO AN IRON PIN SET;
3. SOUTH 52 DEGREES 54 MINUTES 13 SECONDS WEST 466.41 FEET TO A POINT ON THE ABOVE SAID EAST LINE OF THE PHALEN PARCEL, SAID POINT BEING IN THE ABOVE SAID ROAD, PASSING AN IRON PIN SET AT 428.95 FEET;

**THENCE** WITH THE SAID EAST LINE AND THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 22 DEGREES 19 MINUTES 32 SECONDS WEST 93.63 FEET TO A POINT;
2. NORTH 42 DEGREES 14 MINUTES 47 SECONDS WEST 134.84 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 2.164 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF SARBAUGH ROAD (TOWNSHIP ROAD 180) AND ALL OTHER APPLICABLE EASEMENTS.

5852 PROUTY HOUSE

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rohio.com

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

## ALSO SUBJECT TO THE FOLLOWING INGRESS/EGRESS AND UTILITIES EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO LESTER W. AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING STONE AT THE NORTHWEST CORNER OF LOT 9;

**THENCE** WITH THE WEST LINE OF THE SAID LOT, SOUTH 02 DEGREES 00 MINUTES 52 SECONDS WEST 135.47 FEET TO A POINT IN SARBAUGH ROAD (TOWNSHIP ROAD 180);

**THENCE** WITH THE SAID ROAD AND WITH THE EAST LINE OF A PARCEL CONVEYED TO K.A. PHALEN, TRUSTEE IN O.R. VOLUME 2326, PAGE 387 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 31 DEGREES 22 MINUTES 24 SECONDS EAST 155.35;
2. SOUTH 38 DEGREES 14 MINUTES 02 SECONDS EAST 84.27 FEET TO A POINT;
3. SOUTH 42 DEGREES 14 MINUTES 47 SECONDS EAST 846.49 FEET TO A POINT;
4. SOUTH 22 DEGREES 19 MINUTES 32 SECONDS EAST 67.78 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** TRAVERSING INTO THE ABOVE SAID PROUTY PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 52 DEGREES 54 MINUTES 13 SECONDS EAST 448.94 FEET TO A POINT;
2. NORTH 05 DEGREES 47 MINUTES 09 SECONDS EAST 106.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** CONTINUING THROUGH THE SAID PROUTY PARCEL AND WITH THE EAST AND SOUTH LINES OF THE ABOVE DESCRIBED 2.164 ACRE PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

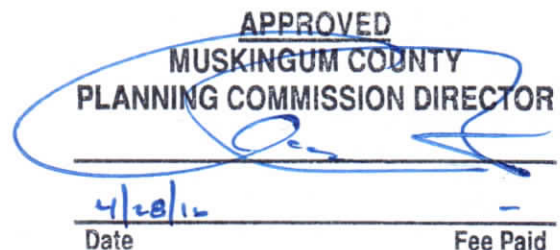
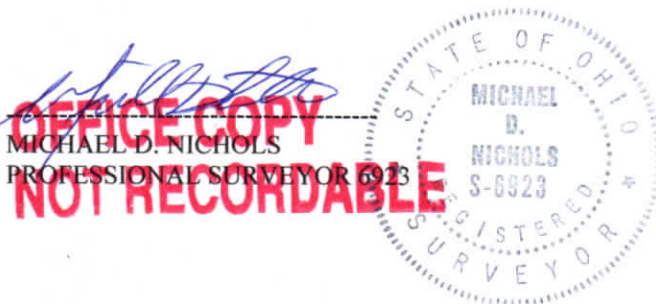
1. SOUTH 36 DEGREES 37 MINUTES 15 SECONDS EAST 37.28 FEET TO AN IRON PIN SET;
2. SOUTH 05 DEGREES 53 MINUTES 23 SECONDS WEST 90.12 FEET TO AN IRON PIN SET;
3. SOUTH 52 DEGREES 54 MINUTES 13 SECONDS WEST 466.41 FEET TO A POINT ON THE ABOVE SAID EAST LINE OF THE PHALEN PARCEL, SAID POINT BEING IN THE ABOVE SAID ROAD, PASSING AN IRON PIN SET AT 428.95 FEET;

**THENCE** WITH THE SAID EAST LINE AND THE SAID ROAD, NORTH 22 DEGREES 19 MINUTES 32 SECONDS WEST 25.85 FEET TO THE **PLACE OF BEGINNING**.

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

BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS6885, DATED NOVEMBER 3rd, 2005.

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 15TH DAY OF APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 14TH DAY OF APRIL, 2016.



DESCRIPTION  
APPROVED  
By: Michael D. Nichols

5852 PROUTY HOUSE



# SURVEY FOR LESTER PROUTY

AUDITORS PARCEL NUMBER  
56-56-30-01-04-000 (PART - 2.164 AC.)

BEING A PART OF THE PARCEL CONVEYED TO LESTER AND TRUDY PROUTY IN VOLUME 1083, PAGE 284 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 9, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

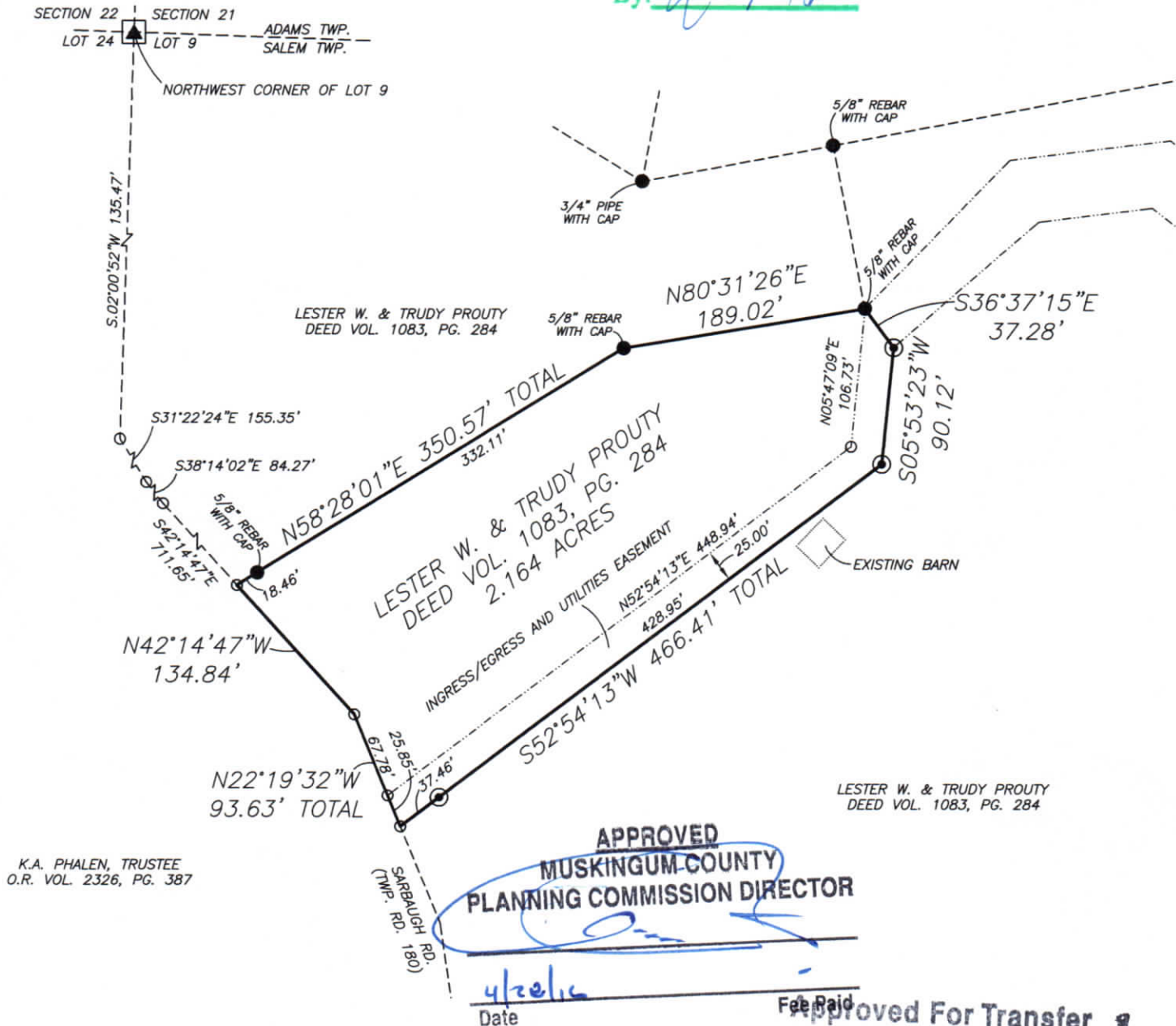
BEARINGS ARE BASED ON THE SOUTH LINE OF A 20.59 ACRES TRACT (ALSO BEING THE NORTH LINE OF LOT 9) AS PREVIOUSLY SURVEYED BY C. R. HARKNESS PS 6885, DATED NOVEMBER 3rd, 2005.

DESCRIPTION

APPROVED

By:

*4/22/16*



## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 2.792± AC. TRACT  
COMPLETED AUG. 7, 1984 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 20.59 AC. TRACT  
COMPLETED NOVEMBER 3, 2005 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 1.916± AC. TRACT  
COMPLETED SEPT. 20, 2000 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 2.340± AC. TRACT  
COMPLETED OCT. 12, 1987 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 19.74 AC. TRACT  
COMPLETED NOV. 15, 1991 BY R.L. DANIELS PS5410  
MUSKINGUM COUNTY GIS

## LEGEND

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

Approved For Transfer  
On-Lot Sewage O.K.  
Date 4-22-16  
Matthew  
Zanesville-Muskingum Co.  
Health Department

SCALE 1"=120'

0 60 120 240

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 15th DAY OF APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF APRIL, 2016.

OFFICE COPY

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL 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: JWL

DATE: 04-15-16

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5852

DRAWING NO:  
Z:\5852\5852.dwg