

# 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

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## WELDON KREIS

AUDITORS PARCEL NUMBER

56-56-60-11-04-000 (PART – 5.299 ACRES)

BEING A PART OF A 30 ACRE PARCEL CONVEYED TO THE KREIS KEYSTONE PRESERVATION TRUST IN O.R. VOLUME 2643, PAGE 399 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE WEST HALF OF FRACTIONAL SECTION 11, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN SET AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 11, SAID IRON PIN SET BEING SOUTH 88 DEGREES 02 MINUTES 06 SECONDS EAST 2575.99 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH “HARKNESS” CAP) AT THE SOUTHWEST CORNER OF MILITARY LOT 17;

**THENCE** WITH THE NORTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST 503.78 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO THE BONITA R. KNICELY IRREVOCABLE TRUST IN O.R. VOLUME 2164, PAGE 738, SOUTH 02 DEGREES 20 MINUTES 49 SECONDS WEST 458.04 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 2135.07 FEET FROM AN IRON PIN SET;

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID KREIS KEYSTONE PRESERVATION TRUST PARCEL, NORTH 87 DEGREES 39 MINUTES 11 SECONDS WEST 503.78 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 2136.51 FEET FROM AN EXISTING STONE WITH “X” AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 11;

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO DUANE AND JOYCE E. WATSON IN DEED VOLUME 1069, PAGE 324 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID LINE BEING THE WEST LINE OF FRACTIONAL SECTION 11, NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 458.35 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 5.299 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.

### ALSO SUBJECT TO THE FOLLOWING 50 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT

BEING A PART OF A 30 ACRE PARCEL CONVEYED TO THE KREIS KEYSTONE PRESERVATION TRUST IN O.R. VOLUME 2643, PAGE 399 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE WEST HALF OF FRACTIONAL SECTION 11, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

6051 KREIS

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**COMMENCING** AT AN IRON PIN SET AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 11, SAID IRON PIN SET BEING SOUTH 88 DEGREES 02 MINUTES 06 SECONDS EAST 2575.99 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT THE SOUTHWEST CORNER OF MILITARY LOT 17;

**THENCE** WITH THE NORTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST 453.78 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID NORTH LINE, SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST 50.00 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO THE BONITA R. KNICELY IRREVOCABLE TRUST IN O.R. VOLUME 2164, PAGE 738, SOUTH 02 DEGREES 20 MINUTES 49 SECONDS WEST 458.04 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 2135.07 FEET FROM AN IRON PIN SET;

**THENCE** LEAVING THE SAID WEST LINE AND TRAVERSING THROUGH THE ABOVE SAID KREIS KEYSTONE PRESERVATION TRUST PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 87 DEGREES 39 MINUTES 11 SECONDS WEST 50.00 FEET TO A POINT;
2. NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 458.07 FEET TO THE **PLACE OF BEGINNING**;

## **ALSO THE RIGHT TO USE THE FOLLOWING INGRESS/EGRESS AND UTILITY EASEMENT**

BEING A PART OF A 5 ACRE AND 10 RODS PARCEL CONVEYED TO THE KREIS KEYSTONE PRESERVATION TRUST IN O.R. VOLUME 2643, PAGE 399 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN MILITARY LOT 16, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN IRON PIN SET AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 11, SAID IRON PIN SET BEING SOUTH 88 DEGREES 02 MINUTES 06 SECONDS EAST 2575.99 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "HARKNESS" CAP) AT THE SOUTHWEST CORNER OF MILITARY LOT 17;

**THENCE** WITH THE NORTH LINE OF THE SAID SECTION, SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST 453.78 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE SAID KREIS KEYSTONE PRESERVATION TRUST PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 171.48 FEET TO A POINT;
2. NORTH 13 DEGREES 27 MINUTES 36 SECONDS EAST 75.00 FEET TO A POINT;
3. NORTH 08 DEGREES 45 MINUTES 59 SECONDS WEST 75.00 FEET TO A POINT;
4. NORTH 02 DEGREES 20 MINUTES 49 SECONDS EAST 170.00 FEET TO A POINT IN THE CENTER OF LEACHMAN ROAD (COUNTY ROAD 182);

**THENCE** WITH THE CENTER OF THE SAID ROAD, NORTH 81 DEGREES 39 MINUTES 32 SECONDS EAST 50.88 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO THE BONITA R. KNICELY IRREVOCABLE TRUST IN O.R. VOLUME 2164, PAGE 738, SOUTH 02 DEGREES 20 MINUTES 49 SECONDS WEST 498.13 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.65 FEET;



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**THENCE** LEAVING THE SAID WEST LINE AND WITH THE ABOVE SAID NORTH LINE OF THE SAID SECTION, NORTH 87 DEGREES 37 MINUTES 05 SECONDS WEST 50.00 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 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 1st DAY OF FEBRUARY, 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 31st DAY OF JANUARY, 2018.

**OFFICE COPY**

**NOT RECORDABLE**

JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536



DESCRIPTION  
APPROVED

By: 2/15/18

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

2/1/18  
Date

Fee Paid



# SURVEY FOR WELDON KREIS

AUDITORS PARCEL NUMBER  
56-56-60-11-04-000 (PART)

BEING A PART OF THE PARCELS CONVEYED TO THE KREIS KEYSTONE PRESERVATION TRUST IN O.R. VOLUME 2643, PAGE 399 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE WEST HALF OF FRACTIONAL SECTION 11 AND IN MILITARY LOT 16, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

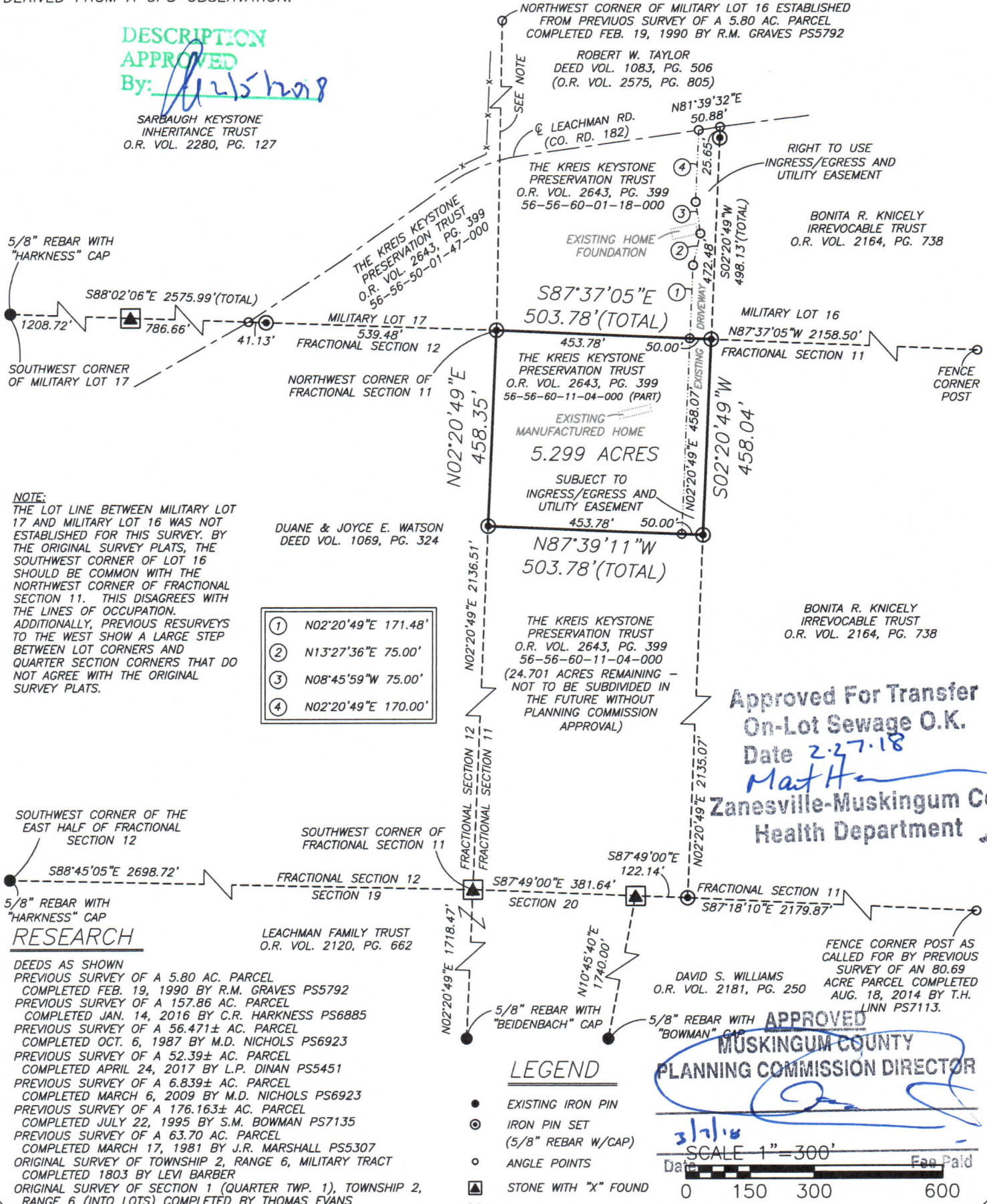
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



**DESCRIPTION APPROVED**

By: *[Signature]*

SARBAUGH KEYSTONE INHERITANCE TRUST  
O.R. VOL. 2280, PG. 127



**NOTE:**  
THE LOT LINE BETWEEN MILITARY LOT 17 AND MILITARY LOT 16 WAS NOT ESTABLISHED FOR THIS SURVEY. BY THE ORIGINAL SURVEY PLATS, THE SOUTHWEST CORNER OF LOT 16 SHOULD BE COMMON WITH THE NORTHWEST CORNER OF FRACTIONAL SECTION 11. THIS DISAGREES WITH THE LINES OF OCCUPATION. ADDITIONALLY, PREVIOUS RESURVEYS TO THE WEST SHOW A LARGE STEP BETWEEN LOT CORNERS AND QUARTER SECTION CORNERS THAT DO NOT AGREE WITH THE ORIGINAL SURVEY PLATS.

- ① N02°20'49"E 171.48'
- ② N13°27'36"E 75.00'
- ③ N08°45'59"W 75.00'
- ④ N02°20'49"E 170.00'

**Approved For Transfer  
On-Lot Sewage O.K.  
Date 2-27-18  
[Signature]  
Zanesville-Muskingum Co.  
Health Department**

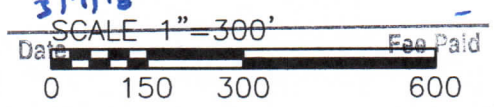
**RESEARCH**

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 5.80 AC. PARCEL COMPLETED FEB. 19, 1990 BY R.M. GRAVES PS5792  
PREVIOUS SURVEY OF A 157.86 AC. PARCEL COMPLETED JAN. 14, 2016 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 56.471± AC. PARCEL COMPLETED OCT. 6, 1987 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 52.39± AC. PARCEL COMPLETED APRIL 24, 2017 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 6.839± AC. PARCEL COMPLETED MARCH 6, 2009 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 176.163± AC. PARCEL COMPLETED JULY 22, 1995 BY S.M. BOWMAN PS7135  
PREVIOUS SURVEY OF A 63.70 AC. PARCEL COMPLETED MARCH 17, 1981 BY J.R. MARSHALL PS5307  
ORIGINAL SURVEY OF TOWNSHIP 2, RANGE 6, MILITARY TRACT COMPLETED 1803 BY LEVI BARBER  
ORIGINAL SURVEY OF SECTION 1 (QUARTER TWP. 1), TOWNSHIP 2, RANGE 6 (INTO LOTS) COMPLETED BY THOMAS EVANS

**LEGEND**

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

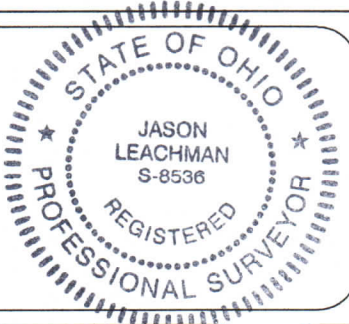
**MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**



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 1st DAY OF FEBRUARY, 2018, FROM A FIELD SURVEY COMPLETED THE 31st DAY OF JANUARY, 2018.

NOT RECORDABLE

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: JWL	DATE: 02-01-18	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 6051	DRAWING NO: Z:\6051\6051.dwg