

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR 1710 SOUTH RIVER LLC AUDITORS PARCEL NUMBER 63-63-10-04-22-000

BEING A PART OF THE VACATED BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, AND BEING A PART OF SECTION 13, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE SOUTHWEST CORNER OF LOT 6 OF WINGEIER'S FIRST SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 95 (ALSO THE SOUTHWEST CORNER OF LOT 8 OF WILSON'S SUBDIVISION PLAT BOOK 6, PAGE 22);

THENCE WITH THE SOUTH LINE OF THE SAID WINGEIER'S FIRST SUBDIVISION (IN COMMON WITH THE SOUTH LINE OF WILSON'S SUBDIVISION), SOUTH 80 DEGREES 17 MINUTES 38 SECONDS EAST 623.52 FEET TO AN EXISTING IRON PIN (1 3/4" PIPE) AT THE SOUTHWEST CORNER OF LOT 2 OF SAID WINGEIER'S FIRST SUBDIVISION (SOUTHEAST CORNER OF LOT 1 OF WILSON'S SUBDIVISION);

THENCE CONTINUING WITH THE SOUTH LINE OF SAID WINGEIER'S FIRST SUBDIVISION, SOUTH 80 DEGREES 14 MINUTES 18 SECONDS EAST 422.90 FEET TO AN EXISTING IRON PIN (1" PIPE) ON THE WEST LINE OF SHANDON AVENUE, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAPS) AT 168.96 FEET AND 218.92 FEET;

THENCE WITH THE SAID WEST LINE, SOUTH 10 DEGREES 33 MINUTES 43 SECONDS WEST 156.27 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO CARLSON D. AND LINDA WARNE (OFFICIAL RECORD VOLUME 1525, PAGE 596);

THENCE WITH THE NORTH LINE OF THE SAID WARNE TRACT, NORTH 80 DEGREES 36 MINUTES 34 SECONDS WEST 182.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF THE SAID WARNE TRACT, SOUTH 09 DEGREES 19 MINUTES 46 SECONDS WEST 311.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE SAID WARNE TRACT, SOUTH 80 DEGREES 36 MINUTES 34 SECONDS EAST 49.79 FEET TO A POINT, SAID POINT BEING NORTH 80 DEGREES 36 MINUTES 34 SECONDS WEST 132.17 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID WARNE TRACT, SOUTH 09 DEGREES 22 MINUTES 54 SECONDS WEST 150.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO JEAN AND JAMES MCDONALD (OFFICIAL RECORD VOLUME 2248, PAGE 314);

THENCE WITH THE WEST LINE OF THE SAID MCDONALD TRACT AND THE WEST LINE OF A TRACT CONVEYED TO JUDY L. DARNELL (OFFICIAL RECORD VOLUME 2242, PAGE 202), SOUTH 09 DEGREES 22 MINUTES 54 SECONDS WEST 197.76 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH LINE OF PARKWOOD AVENUE, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 100.00 FEET;

THENCE WITH THE SAID NORTH LINE, NORTH 53 DEGREES 51 MINUTES 29 SECONDS WEST 339.98 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE WEST LINE OF AN UNNAMED ALLEY, SOUTH 36 DEGREES 08 MINUTES 30 SECONDS WEST 205.95 FEET TO A POINT ON THE NORTH LINE OF A TRACT CONVEYED TO FRANK STEPHENS, TERRY AND LINDA WOODWARD, TRUSTEES (OFFICIAL RECORD VOLUME 2285, PAGE 696), SAID NAIL BEING NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST 635.63 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

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THENCE WITH THE SAID NORTH LINE OF THE STEPHENS AND WOODWARD TRACT, NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST 505.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, NORTH 03 DEGREES 23 MINUTES 44 SECONDS EAST 626.25 FEET TO THE PLACE OF BEGINNING.

CONTAINING 14.970 ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS

BEARINGS ARE BASED ON THE PLAT OF BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 19TH DAY OF MARCH, 2014, FROM A FIELD SURVEY COMPLETED THE 6TH DAY OF MARCH, 2014.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



**DESCRIPTION
APPROVED**

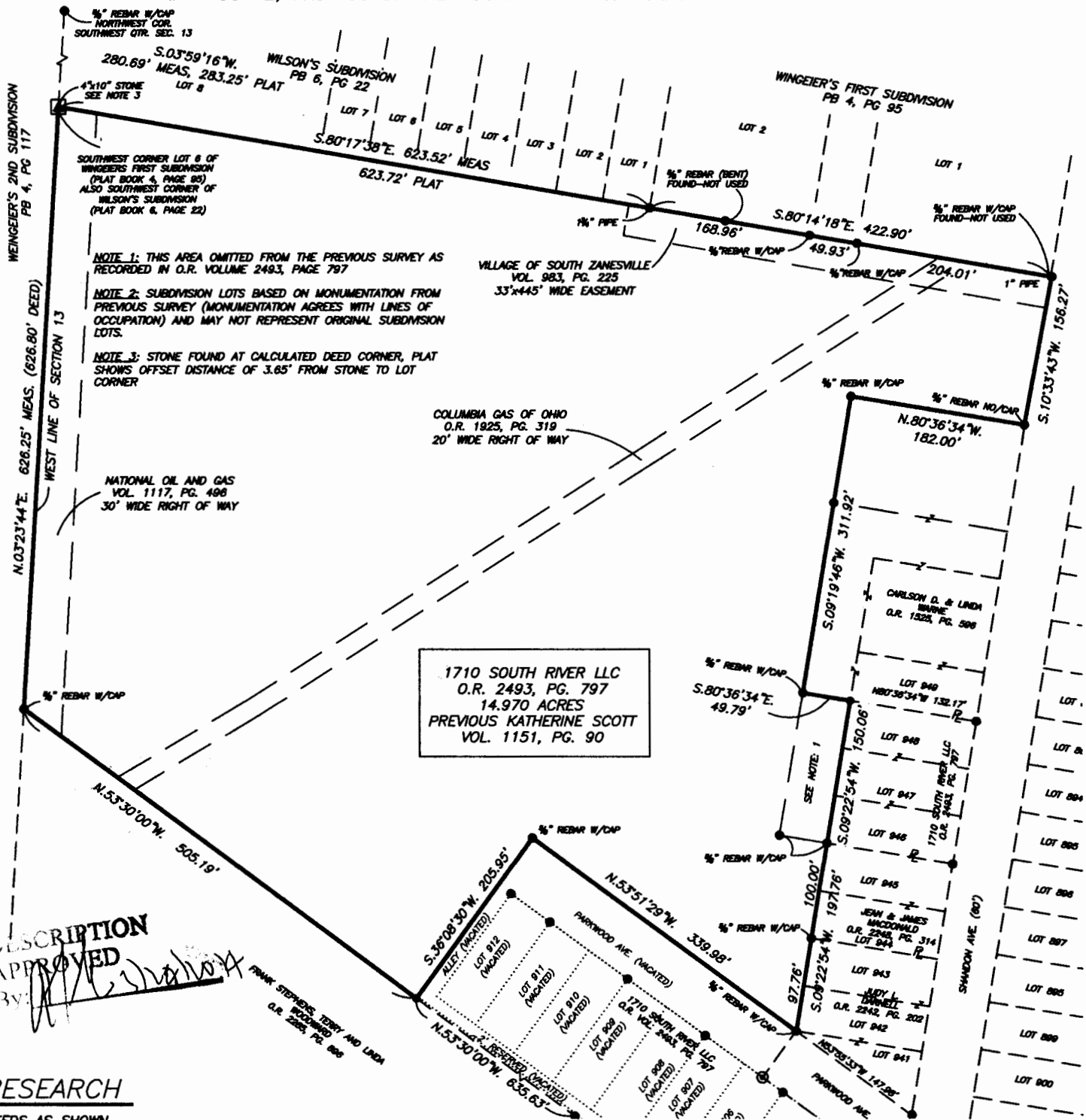
By: *[Signature]* 3/19/2014

SURVEY FOR 1710 SOUTH RIVER LLC

AUDITORS PARCEL NUMBER
63-63-10-04-22-000

BEING A PART OF VACATED BEECHWOOD PARK ADDITION (PLAT BOOK 2, PAGE 99),
SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE AND BEING A PART OF SECTION 13,
TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT OF BEECHWOOD PARK ADDITION AS RECORDED IN
PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS.



DESCRIPTION
APPROVED
By: [Signature]

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 14.79 AC. TRACT COMPLETED
FEB. 7, 2005 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF LOTS 941 THRU 945 OF BEECHWOOD PARK
ADDITION COMPLETED JULY 15, 2000 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 0.468, 0.533, 0.382, AND 0.151 AC.
TRACTS COMPLETED JUNE 6, 2000 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 7.205 AC. TRACT COMPLETED
APRIL 5, 2010 BY D.T. BORING PS8017
PREVIOUS SURVEY OF LOT 2 OF WINGEIER'S FIRST SUBDIVISION
COMPLETED 2007 BY J.D. NEWCOMB PS7321
PREVIOUS SURVEY OF PART OF LOTS 900 AND 901 OF BEECHWOOD
PARK ADDITION COMPLETED OCT. 30, 2004 BY L.P. DINAN PS5451

LEGEND

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

SCALE 1"=150'
0 75 150 300

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 19th DAY
OF MARCH, 2014, FROM A FIELD SURVEY COMPLETED
THE 6th DAY OF MARCH, 2014.

OFFICE COPY
NOT RECORDABLE



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.

BASLINE SURVEYING, INC.

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

DRAWN BY: JWL

DATE: 03-19-14

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 5670

DRAWING NO:

Z:\5670\5670.dwg