

66-23-01-11-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rroho.com

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

VELMA O. FORD/BENNETT TITLE

AUDITORS PARCEL NUMBER 66-66-23-01-11-000 (ALL)

BEING THE REMAINDER OF THE 9.27 MORE OR LESS ACRES PARCEL CONVEYED TO HAROLD L. AND VELMA O. FORD AS DESCRIBED IN DEED VOLUME 661, PAGE 117 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP) AT THE NORTH CORNER OF LOT 13 OF TAVENNER FARMS SUBDIVISION (PLAT BOOK 15, PAGE 8);

THENCE WITH THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, NORTH 11 DEGREES 39 MINUTES 11 SECONDS WEST 27.31 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID EAST LINE OF LOT 12, SOUTH 71 DEGREES 58 MINUTES 07 SECONDS WEST 56.00 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID EAST LINE OF LOT 12, NORTH 11 DEGREES 12 MINUTES 53 SECONDS WEST 399.62 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 11 DEGREES 49 MINUTES 17 SECONDS EAST 46.12 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID EAST LINE OF LOT 12 AND WITH THE EXTENDED SOUTH LINE OF THE 1.768 ACRE PARCEL CONVEYED TO JOHN W. AND NANCY L. MCINTIRE (DEED VOLUME 872, PAGE 294) AND THE SOUTH LINE OF THE SAID 1.768 ACRE PARCEL, SOUTH 59 DEGREES 26 MINUTES 00 SECONDS EAST 265.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 136.22 FEET;

THENCE CONTINUING WITH THE SAID SOUTH LINE OF THE MCINTIRE PARCEL, NORTH 85 DEGREES 15 MINUTES 20 SECONDS EAST 276.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 67.46 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF PARCELS CONVEYED TO VELMA O. FORD (OFFICIAL RECORD VOLUME 2209, PAGE 25), TODD A. AND STEPHANIE MORTON (DEED VOLUME 1084, PAGE 573), AND KEVIN R. AND DEBORAH K. ALLENDER (OFFICIAL RECORD VOLUME 2553, PAGE 433), SOUTH 04 DEGREES 12 MINUTES 03 SECONDS EAST 597.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH FINLEY CAP), PASSING EXISTING IRON PINS AT 108.71 FEET (5/8 INCH REBAR) AND AT 400.44 FEET (3/4 INCH PIPE);

THENCE CONTINUING WITH THE WEST LINE OF THE SAID ALLENDER PARCEL, SOUTH 79 DEGREES 00 MINUTES 17 SECONDS WEST 253.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP) AT THE NORTH EAST CORNER OF THE ABOVE SAID LOT 13;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 13, SOUTH 80 DEGREES 43 MINUTES 36 SECONDS WEST 87.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH SPILKER CAP);

THENCE CONTINUING WITH THE SAID NORTH LINE OF LOT 13, NORTH 11 DEGREES 39 MINUTES 11 SECONDS WEST 376.16 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 6.027 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS. ALSO THE RIGHT OF WAY AS DESCRIBED IN DEED VOLUME 652, PAGE 172 (50 FEET WIDE), DEED VOLUME 661, PAGE 117 (30 FEET WIDE), AND DEED VOLUME 779, PAGE 124 (30 FEET WIDE).

BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF A 1.768 MORE OR LESS ACRES PARCEL COMPLETED JUNE 4, 1980 BY J.T. SPILKER PS 5862

I, MICHAEL D. NICHOLS (PS 6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 11TH DAY OF AUGUST, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF AUGUST, 2015.

OFFICE COPY

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

5800 BENNETT TITLE-FORD



**DESCRIPTION
APPROVED**

By: *[Signature]* 8/11/2015

66-23-01-11-000 A

SURVEY FOR BENNETT TITLE - ADAM WEST

AUDITORS PARCEL NUMBER
66-66-23-01-11-000 (ALL)

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BEARINGS ARE BASED ON THE SOUTH LINE OF A PREVIOUS SURVEY OF A 1.768 MORE OR LESS ACRES PARCEL COMPLETED JUNE 4, 1980 BY J.T. SPILKER PS5862.

HAROLD L. & VELMA O. FORD, LIFE ESTATE
JOHN W. & NANCY L. McINTIRE
DEED VOL. 1007, PG. 391

JOHN W. & NANCY L. McINTIRE
DEED VOL. 872, PG. 294

NOTE 1: BOUNDARY LINE ESTABLISHED
FROM PREVIOUS SURVEY OF A 1.768±
AC. TRACT BY J.T. SPILKER.

5/8" REBAR
S11°49'17"E
46.12' MEAS.
38.20' PLAT

30' WIDE INGRESS/EGRESS
EASEMENT AS RECORDED IN
DEED VOL. 661, PG. 117
&
50' WIDE INGRESS/EGRESS
EASEMENT AS RECORDED IN
DEED VOL. 1009, PG. 233

5/8" REBAR

50' WIDE INGRESS EGRESS
EASEMENT AS RECORDED IN
DEED VOL. 652, PG. 172

VELMA FORD
O.R. VOL. 2209, PG. 25

EXISTING
TOWNSHIP ROAD 656
(MCKINLEY ROAD)

TODD A. & STEPHANIE MORTON
DEED VOL. 1084, PG. 573

30' WIDE RIGHT OF WAY
AS RECORDED IN DEED
VOL. 779, PG. 124

KEVIN R. & DEBORAH K. ALLENDER
O.R. VOL. 2553, PG. 433

DONALD W. JR. & WENDI L. MILLER
O.R. VOL. 2055, PG. 385
LOT 12

TAVENNER FARMS SUBDIVISION
(PLAT BOOK 15, PAGE 8)

GERALD C. SMITH
O.R. VOL. 2552, PG. 547
LOT 13

VELMA OLIVE FORD
O.R. VOL. 2240, PG. 142
6.027 ACRES

RESEARCH

DEEDS AS SHOWN
PLAT BOOK 15, PAGE 8
PREVIOUS SURVEY OF A 3.342± AC. PARCEL
COMPLETED MARCH 25, 1993 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 1.68 AC. PARCEL
COMPLETED JUNE 4, 1980 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 8.3091 AC. PARCEL
COMPLETED JUNE 18, 1979 BY J.L. GAMBLE PS5737

LEGEND

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

SCALE 1"=120'

0 60 120 240

I, MICHAEL D. NICHOLS (PS 6923), HEREBY
CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THE ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 11th DAY OF AUGUST, 2015,
FROM A FIELD SURVEY COMPLETED THE 11th DAY OF
AUGUST, 2015.

MICHAEL D. NICHOLS
PROFESSIONAL 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: 08-11-15

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5800

DRAWING NO:
Z:\5800\5800.dwg