

76-78-02-10-000

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**BRETT STIVERS, DANNY DINGUS, ANNA SCOTT, SANDRA ROLL,  
PAULA BARNETT, AND JEFF DINGUS  
AUDITORS PARCEL NUMBER 71-70-78-02-10-000 (ALL)**

BEING THE TRACT CONVEYED TO BRETT STIVERS, DANNY DINGUS, ANNA SCOTT, SANDRA ROLL, PAULA BARNETT, AND JEFF DINGUS IN O.R. VOLUME 1733, PAGE 766 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTH HALF OF QUARTER TOWNSHIP 4;

**THENCE** WITH THE EAST LINE OF THE SAID QUARTER TOWNSHIP, ALSO BEING THE WASHINGTON – PERRY TOWNSHIP LINE, NORTH 02 DEGREES 12 MINUTES 00 SECONDS EAST 1306.16 FEET (DEED) TO A POINT ON THE CENTERLINE OF U.S. ROUTE 22/40 (EAST PIKE);

**THENCE** LEAVING THE SAID QUARTER TOWNSHIP LINE AND WITH THE CENTER OF THE SAID U.S. ROUTE, SOUTH 69 DEGREES 19 MINUTES 20 SECONDS WEST 1831.68 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID CENTERLINE, SOUTH 69 DEGREES 19 MINUTES 20 SECONDS WEST 151.51 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF A TRACT CONVEYED TO CHARLES D. BROCK AND LINDA S. BRYAN IN O.R. VOLUME 2083, PAGE 787 (PARCEL 1) AND A TRACT CONVEYED TO CHARLES D. AND MARSHA K. BROCK IN O.R. VOLUME 2083, PAGE 784, NORTH 12 DEGREES 02 MINUTES 20 SECONDS WEST 563.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH PLASTIC CAP), PASSING EXISTING IRON PINS AT 46.68 FEET (5/8 INCH REBAR WITH ALUMINUM CAP) AND 215.10 FEET (5/8 INCH REBAR WITH PLASTIC CAP);

**THENCE** WITH THE SOUTH LINE OF A TRACT CONVEYED TO CHARLES D. BROCK AND LINDA S. BRYAN IN O.R. VOLUME 2083, PAGE 787 (PARCEL 2), NORTH 85 DEGREES 25 MINUTES 00 SECONDS EAST 147.17 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH PLASTIC CAP), SAID IRON PIN BEING SOUTH 12 DEGREES 27 MINUTES 50 SECONDS EAST 10.10 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** WITH THE WEST LINE OF A TRACT CONVEYED TO DOROTHY K. STEMM (HANES), TRUSTEE IN DEED VOLUME 795, PAGE 290, AND A TRACT CONVEYED TO RAMONA E. MOORE, TRUSTEE IN O.R. VOLUME 2420, PAGE 446, SOUTH 12 DEGREES 27 MINUTES 50 SECONDS EAST, PASSING AN IRON PIN SET AT 461.90 FEET, A TOTAL DISTANCE OF 521.90 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 1.843 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 22/40 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.84 ACRES TRACT, COMPLETED DECEMBER 13, 2001 BY C.R. HARKNESS PS6885.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4TH DAY OF MARCH, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 4TH DAY OF MARCH, 2015.

**OFFICE COPY**  
**NOT RECORDED**  
JASON LEACHMAN  
REGISTERED SURVEYOR 8536



**DESCRIPTION APPROVED**  
By: 4/3/10/2015

5763 BARNETT



## SURVEY FOR PAULA BARNETT

AUDITORS PARCEL NUMBER  
71-70-78-02-10-000 (ALL)

BEING THE TRACT CONVEYED TO BRETT STIVERS, DANNY DINGUS, ANNA SCOTT, SANDRA ROLL, PAULA BARNETT, AND JEFF DINGUS IN O.R. VOLUME 1733, PAGE 766 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.84 ACRES TRACT, COMPLETED DECEMBER 13, 2001 BY C.R. HARKNESS PS6885.

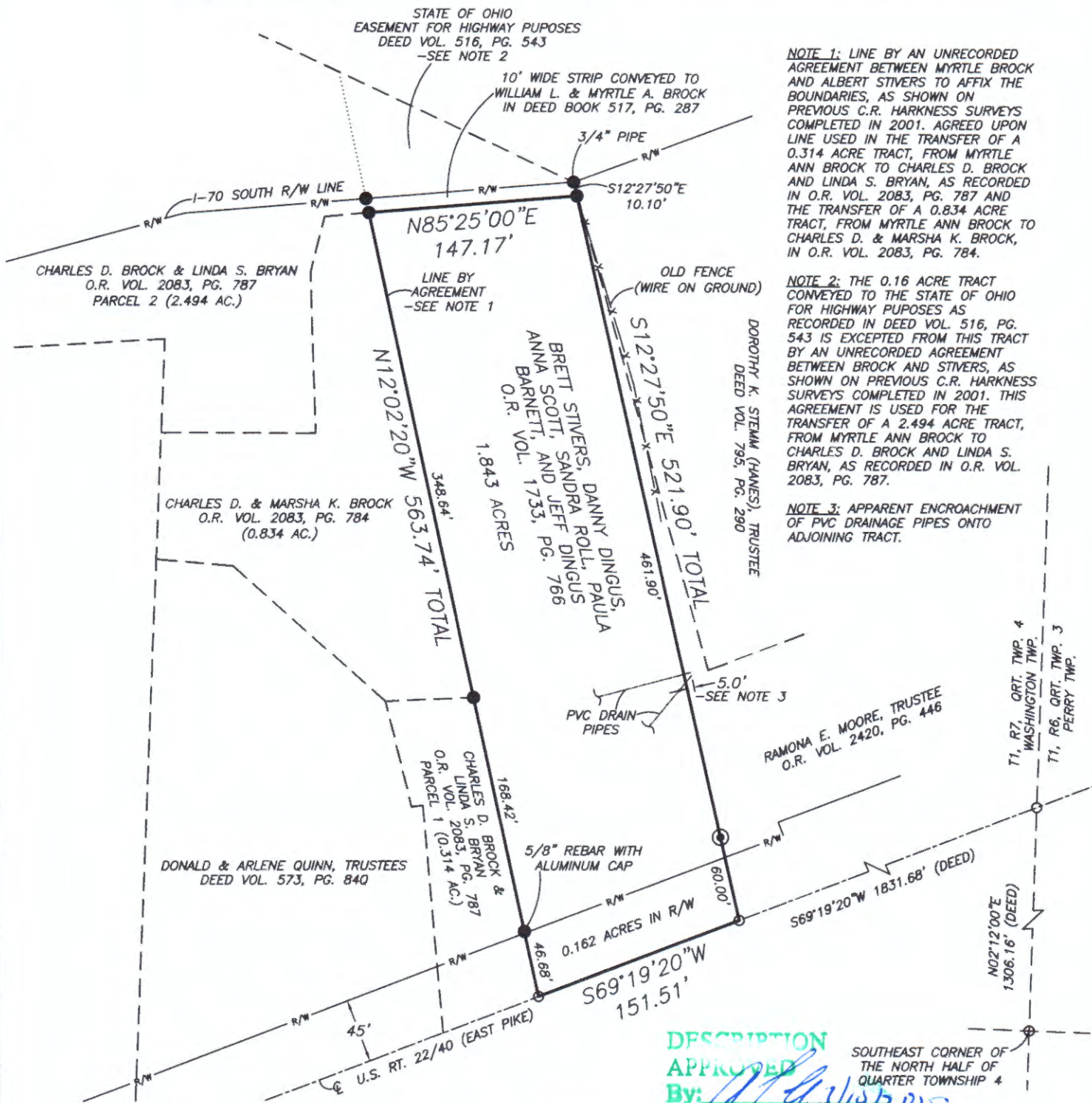
STATE OF OHIO  
EASEMENT FOR HIGHWAY PURPOSES  
DEED VOL. 516, PG. 543  
-SEE NOTE 2

10' WIDE STRIP CONVEYED TO  
WILLIAM L. & MYRTLE A. BROCK  
IN DEED BOOK 517, PG. 287

NOTE 1: LINE BY AN UNRECORDED AGREEMENT BETWEEN MYRTLE BROCK AND ALBERT STIVERS TO AFFIX THE BOUNDARIES, AS SHOWN ON PREVIOUS C.R. HARKNESS SURVEYS COMPLETED IN 2001. AGREED UPON LINE USED IN THE TRANSFER OF A 0.314 ACRE TRACT, FROM MYRTLE ANN BROCK TO CHARLES D. BROCK AND LINDA S. BRYAN, AS RECORDED IN O.R. VOL. 2083, PG. 787 AND THE TRANSFER OF A 0.834 ACRE TRACT, FROM MYRTLE ANN BROCK TO CHARLES D. & MARSHA K. BROCK, IN O.R. VOL. 2083, PG. 784.

NOTE 2: THE 0.16 ACRE TRACT CONVEYED TO THE STATE OF OHIO FOR HIGHWAY PURPOSES AS RECORDED IN DEED VOL. 516, PG. 543 IS EXCEPTED FROM THIS TRACT BY AN UNRECORDED AGREEMENT BETWEEN BROCK AND STIVERS, AS SHOWN ON PREVIOUS C.R. HARKNESS SURVEYS COMPLETED IN 2001. THIS AGREEMENT IS USED FOR THE TRANSFER OF A 2.494 ACRE TRACT, FROM MYRTLE ANN BROCK TO CHARLES D. BROCK AND LINDA S. BRYAN, AS RECORDED IN O.R. VOL. 2083, PG. 787.

NOTE 3: APPARENT ENCROACHMENT OF PVC DRAINAGE PIPES ONTO ADJOINING TRACT.



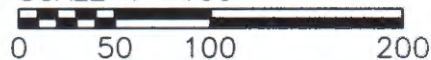
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 1.84 AC. TRACT  
COMPLETED DEC. 13, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 1.920 AC. TRACT  
COMPLETED AUG. 24, 1988 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 0.314 AC. TRACT  
COMPLETED DEC. 12, 2001 BY C.R. HARKNESS PS6885  
PREVIOUS SURVEY OF A 0.834 AC. TRACT  
REVISED FEB. 3, 2005 BY C.R. HARKNESS PS6885

## LEGEND

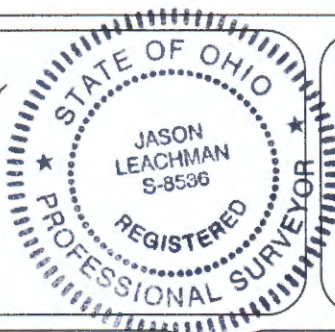
- EXISTING IRON PIN (5/8" REBAR WITH PLASTIC CAP, UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=100'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF MARCH, 2015, FROM A FIELD SURVEY COMPLETED THE 4th DAY OF MARCH, 2015.

**OFFICE COPY**  
**NOT RECORDABLE**  
JASON LEACHMAN  
REGISTERED SURVEYOR #8536



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: JWJ

DATE: 03-04-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5763

DRAWING NO:  
Z:\5763\5763.dwg