

70-85-03-21-000

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

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

**DAVID E. BRINKMAN**  
AUDITORS PARCEL NUMBER 71-70-85-03-21-000 (ALL)

BEING LOT 10 OF AN UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION, 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 NORTHWEST CORNER OF LOT 9 OF EAST HAVEN ESTATES SUBDIVISION (PLAT BOOK 10, PAGE 49);

**THENCE** WITH THE NORTH LINE OF THE SAID EAST HAVEN ESTATES SUBDIVISION (ALSO THE SOUTH LINE OF WASHINGTON HEIGHTS SUBDIVISION), NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 900.25 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHEAST CORNER OF LOT 7 OF WASHINGTON HEIGHTS SUBDIVISION;

**THENCE** CONTINUING WITH THE SAID SUBDIVISION LINE, NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 105.92 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHWEST CORNER OF SAID LOT 7;

**THENCE** CONTINUING WITH THE SOUTH LINE OF WASHINGTON HEIGHTS SUBDIVISION (ALSO THE NORTH LINE OF A TRACT CONVEYED TO WILLIAM DAVID MICHAEL (OFFICIAL RECORD VOLUME 2333, PAGE 737), NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 206.41 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 10, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SOUTH LINE OF LOT 10 AND THE SAID MICHAEL LINE, NORTH 84 DEGREES 45 MINUTES 00 SECONDS WEST 99.80 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID IRON PIN BEING NORTH 53 DEGREES 54 MINUTES 45 SECONDS EAST 49.93 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

**THENCE** LEAVING THE SAID SOUTH LINE OF LOT 10 AND WITH THE EAST LINE OF A TRACT CONVEYED TO BROOKSIDE APARTMENTS, LLC IN O.R. VOLUME 2230, PAGE 557 AND A TRACT CONVEYED TO DOUGLAS C. DAVY AND LISA DAVY IN O.R. VOLUME 2524, PAGE 284 (WEST LINE OF ABOVE SAID LOT 10), NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST 635.66 FEET TO A POINT IN THE CENTER OF THE OLD NATIONAL ROAD, PASSING AN IRON PIN SET AT 595.66 FEET;

**THENCE** WITH THE CENTER OF THE SAID OLD NATIONAL ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1432.69 FEET, AN ARC DISTANCE OF 90.00 FEET, A DELTA ANGLE OF 3 DEGREES 35 MINUTES 58 SECONDS, AND A CHORD OF NORTH 81 DEGREES 59 MINUTES 10 SECONDS EAST 89.99 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE EAST LINE OF SAID LOT 10 (WEST LINE OF LOT 9-CONVEYED TO RONNIE Y. AND DEBORAH S. MOCK IN DEED VOLUME 810, PAGE 127), SOUTH 01 DEGREES 05 MINUTES 42 SECONDS EAST, PASSING AN IRON PIN SET AT 36.76 FEET, A TOTAL DISTANCE OF 657.46 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 1.398 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF US ROUTE 40 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION

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 22ND DAY OF JULY, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 22TH DAY OF JULY, 2015.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION**  
**APPROVED**  
By: *[Signature]*

5797 BRINKMAN

70-85-03-21-000 A

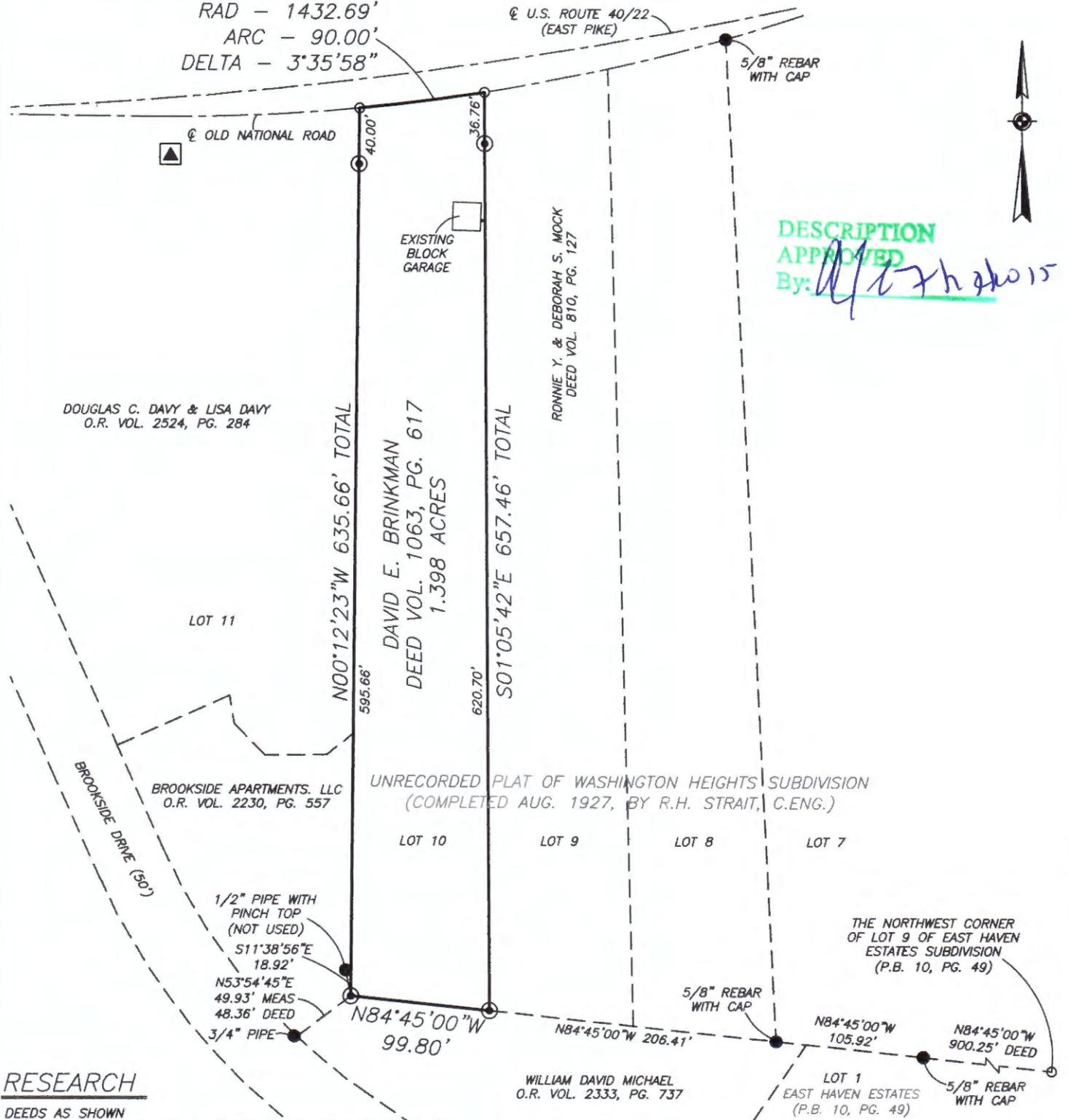
# SURVEY FOR DAVID BRINKMAN

AUDITORS PARCEL NUMBER  
71-70-85-03-21-000 (ALL)

BEING LOT 10 OF AN UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE UNRECORDED PLAT OF WASHINGTON HEIGHTS SUBDIVISION.

CHORD - N81°59'10"E 89.99'  
RAD - 1432.69'  
ARC - 90.00"  
DELTA - 3°35'58"



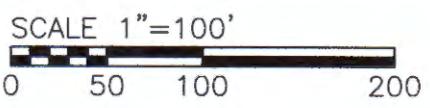
DESCRIPTION APPROVED  
By: *[Signature]*

## RESEARCH

- DEEDS AS SHOWN
- PREVIOUS SURVEY OF LOT 7 OF WASHINGTON HEIGHTS SUBDIVISION COMPLETED MARCH 6, 1998 BY W.J. BIEDENBACH PS5718
- PREVIOUS SURVEY OF A 3.606 AC. AND A 0.566 AC. TRACT COMPLETED JUNE 29, 2009 BY B.D. SMART PS7611
- PREVIOUS SURVEY OF LOT 8 OF WASHINGTON HEIGHTS SUBDIVISION COMPLETED DEC. 24, 2003 BY T.J. FINLEY PS7222
- PREVIOUS SURVEY OF A 2.96 ACRE TRACT COMPLETED APRIL 21, 2002 BY D.P. SWIERZ PS8062
- PREVIOUS SURVEY OF LOT 5 & 6 OF WASHINGTON HEIGHTS SUBDIVISION COMPLETED JULY 7, 1986 BY W.J. BIEDENBACH PS5718
- PREVIOUS SURVEY OF LOT 4 OF WASHINGTON HEIGHTS SUBDIVISION COMPLETED OCT. 4, 1979 BY W.J. BIEDENBACH PS5718
- PREVIOUS SURVEY OF A 14.385 ACRE TRACT COMPLETED SEPT. 28, 1982 BY W.J. BIEDENBACH PS5718

## LEGEND

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



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 22nd DAY OF JULY, 2015, FROM A FIELD SURVEY COMPLETED THE 22nd DAY OF JULY, 2015.

*[Signature]*  
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: 07-22-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5797

DRAWING NO:  
Z:\5797\5797.dwg