

**Baseline Surveying, Inc.**

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rrohio.com

Telephone (740) 453-4850  
Fax (740) 450-1000**ANTHONY LANDERS/JIM HALDEMAN**

AUDITORS PARCEL NUMBER 70-88-01-27-001 (PART)

TO BE CONVEYED TO ADJOINER AUDITORS PARCEL NUMBER 70-88-01-27-000

BEING A PART OF THE 5.252 ACRE PARCEL CONVEYED TO ANTHONY LANDERS IN O.R. VOLUME 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED 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 NORTHEAST CORNER OF CLEAR LAKE ACRES SUBDIVISION (PLAT BOOK 13, PAGE 49), SAID CORNER BEING AT THE INTERSECTION OF THE LINE BETWEEN WASHINGTON AND WAYNE TOWNSHIP AND THE CENTER OF TOWNSHIP ROAD 193 (FULKERSON ROAD);

**THENCE** WITH THE CENTER OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 18 DEGREES 19 MINUTES 00 SECONDS EAST 385.58 FEET (DEED) TO A POINT;
2. NORTH 01 DEGREES 57 MINUTES 51 SECONDS EAST 329.40 FEET (DEED) TO A POINT;
3. NORTH 03 DEGREES 38 MINUTES 00 SECONDS WEST 469.98 FEET (DEED) TO A POINT;
4. NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST 934.48 FEET (DEED) TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF SUNRISE HILLS SUBDIVISION (UNRECORDED), NORTH 73 DEGREES 50 MINUTES 36 SECONDS WEST 805.18 FEET (DEED) TO A POINT AT THE SOUTHWEST CORNER OF LOT SEVEN OF SAID SUBDIVISION;

**THENCE** WITH THE WEST LINE OF SAID LOT SEVEN, NORTH 01 DEGREES 28 MINUTES 00 SECONDS EAST 149.65 FEET (DEED) TO A POINT AT THE SOUTHEAST CORNER OF LOT EIGHT;

**THENCE** WITH THE LINE BETWEEN LOTS SEVEN AND EIGHT, NORTH 30 DEGREES 25 MINUTES 38 SECONDS EAST 201.82 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 8;

**THENCE** NORTH 27 DEGREES 28 MINUTES 36 SECONDS EAST 30.00 FEET (DEED) TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD);

**THENCE** NORTH 61 DEGREES 14 MINUTES 24 SECONDS WEST 577.83 FEET (DEED) TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD (20 FEET PERPENDICULAR FROM CENTERLINE);

**THENCE** WITH THE SAID NORTH RIGHT OF WAY LINE, NORTH 62 DEGREES 29 MINUTES 47 SECONDS WEST 208.60 FEET (DEED) TO A POINT;

**THENCE** LEAVING THE SAID RIGHT OF WAY LINE, NORTH 24 DEGREES 17 MINUTES 34 SECONDS EAST 249.96 FEET (DEED) TO AN EXISTING IRON PIN (1-1/4 INCH PIPE) AT THE SOUTHEAST CORNER OF THE 1.411 ACRE PARCEL CONVEYED TO JAMES HALDEMAN (DEED VOLUME 1115, PAGE 157);

**THENCE** WITH THE EAST LINE OF SAID HALDEMAN PARCEL (WEST LINE OF A PARCEL CONVEYED TO LUBURGH HOLDINGS LTD. OFFICIAL RECORD VOLUME 1918, PAGE 842), NORTH 02 DEGREES 32 MINUTES 14 SECONDS WEST 176.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-

6005 HALDEMAN

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5718-DISTURBED), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE NORTH LINE OF THE SAID HALDEMAN PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 82 DEGREES 44 MINUTES 46 SECONDS WEST 175.36 FEET TO A POINT;
2. SOUTH 56 DEGREES 03 MINUTES 50 SECONDS WEST 24.66 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718);
3. NORTH 85 DEGREES 19 MINUTES 07 SECONDS WEST 112.59 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718);

**THENCE** LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH THE ABOVE SAID LANDERS PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 29 DEGREES 07 MINUTES 36 SECONDS EAST 58.01 FEET TO AN IRON PIN SET;
2. NORTH 13 DEGREES 31 MINUTES 08 SECONDS EAST 28.25 FEET TO AN IRON PIN SET;
3. NORTH 04 DEGREES 41 MINUTES 31 SECONDS EAST 49.26 FEET TO AN IRON PIN SET;
4. SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST 263.19 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE ABOVE SAID LUBURGH HOLDINGS LTD PARCEL;

**THENCE** WITH THE SAID WEST LINE, SOUTH 02 DEGREES 32 MINUTES 14 SECONDS EAST 123.32 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 0.781 ACRES, SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.252 ACRES PERFORMED BY W.J. BIEDENBACH, PS 5718, DATED DECEMBER 27, 1983, AS CONVEYED TO ANTHONY LANDERS BY OFFICIAL RECORD 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED RECORDS.

I, MICHAEL D. NICHOLS (PS6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF JULY 2017, FROM A FIELD SURVEY COMPLETED THE 27TH DAY OF JULY 2017.



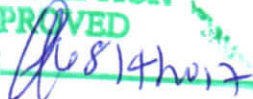
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR-6923



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

8/7/17  
Date

Fee Paid

**DESCRIPTION**  
**APPROVED**  
By: 



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**ANTHONY LANDERS/JIM HALDEMAN  
AUDITORS PARCEL NUMBER 70-88-01-27-001 (PART)  
PROPOSED NON-EXCLUSIVE UTILITY AND INGRESS & EGRESS EASEMENT**

BEING A PART OF THE 5.252 ACRE PARCEL CONVEYED TO ANTHONY LANDERS IN O.R. VOLUME 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED 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:

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**THENCE** WITH THE CENTER OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 18 DEGREES 19 MINUTES 00 SECONDS EAST 385.58 FEET (DEED) TO A POINT;
2. NORTH 01 DEGREES 57 MINUTES 51 SECONDS EAST 329.40 FEET (DEED) TO A POINT;
3. NORTH 03 DEGREES 38 MINUTES 00 SECONDS WEST 469.98 FEET (DEED) TO A POINT;
4. NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST 934.48 FEET (DEED) TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF SUNRISE HILLS SUBDIVISION (UNRECORDED), NORTH 73 DEGREES 50 MINUTES 36 SECONDS WEST 805.18 FEET (DEED) TO A POINT AT THE SOUTHWEST CORNER OF LOT SEVEN OF SAID SUBDIVISION;

**THENCE** WITH THE WEST LINE OF SAID LOT SEVEN, NORTH 01 DEGREES 28 MINUTES 00 SECONDS EAST 149.65 FEET (DEED) TO A POINT AT THE SOUTHEAST CORNER OF LOT EIGHT;

**THENCE** WITH THE LINE BETWEEN LOTS SEVEN AND EIGHT, NORTH 30 DEGREES 25 MINUTES 38 SECONDS EAST 201.82 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 8;

**THENCE** NORTH 27 DEGREES 28 MINUTES 36 SECONDS EAST 30.00 FEET (DEED) TO A POINT IN THE CENTER OF COUNTY ROAD 42 (OLD WHEELING ROAD);

**THENCE** NORTH 61 DEGREES 14 MINUTES 24 SECONDS WEST 577.83 FEET (DEED) TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD (20 FEET PERPENDICULAR FROM CENTERLINE);

**THENCE** WITH THE SAID NORTH RIGHT OF WAY LINE, NORTH 62 DEGREES 29 MINUTES 47 SECONDS WEST 208.60 FEET (DEED) TO A POINT;

**THENCE** LEAVING THE SAID RIGHT OF WAY LINE, NORTH 24 DEGREES 17 MINUTES 34 SECONDS EAST 249.96 FEET (DEED) TO AN EXISTING IRON PIN (1-1/4 INCH PIPE) AT THE SOUTHEAST CORNER OF THE 1.411 ACRE PARCEL CONVEYED TO JAMES HALDEMAN (DEED VOLUME 1115, PAGE 157);

**THENCE** WITH THE EAST LINE OF SAID HALDEMAN PARCEL (WEST LINE OF A PARCEL CONVEYED TO LUBURGH HOLDINGS LTD. OFFICIAL RECORD VOLUME 1918, PAGE 842), NORTH 02 DEGREES 32 MINUTES 14 SECONDS WEST 176.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718-DISTURBED);

**THENCE** WITH THE NORTH LINE OF THE SAID HALDEMAN PARCEL, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 82 DEGREES 44 MINUTES 46 SECONDS WEST 175.36 FEET TO A POINT;
2. SOUTH 56 DEGREES 03 MINUTES 50 SECONDS WEST 24.66 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718);
3. NORTH 85 DEGREES 19 MINUTES 07 SECONDS WEST 112.59 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** WITH THE WEST LINE OF THE SAID HALDEMAN PARCEL, THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 48 DEGREES 48 MINUTES 59 SECONDS WEST 34.83 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-PS5718);

6005 HALDEMAN

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2. SOUTH 56 DEGREES 49 MINUTES 40 SECONDS WEST 39.73 FEET TO AN IRON PIN SET;
3. SOUTH 33 DEGREES 45 MINUTES 14 SECONDS WEST 24.47 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH ID CAP-5718);
4. SOUTH 10 DEGREES 45 MINUTES 57 SECONDS WEST 43.75 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE NO ID CAP);
5. SOUTH 07 DEGREES 15 MINUTES 50 SECONDS WEST 35.96 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE NO ID CAP);

**THENCE** LEAVING THE SAID WEST LINE, NORTH 82 DEGREES 55 MINUTES 20 SECONDS WEST 14.18 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE SAID 5.252 ACRE PARCEL, SAID POINT ALSO BEING NORTH 69 DEGREES 10 MINUTES 50 SECONDS EAST 0.24 FEET FROM AN EXISTING IRON PIN (LARGE AXLE);

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO MICHAEL D. AND TAWNY S. GREGG (OFFICIAL RECORD 2574, PAGE 184), NORTH 03 DEGREES 06 MINUTES 49 SECONDS WEST 56.58 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID EAST LINE AND TRAVERSING INTO THE ABOVE SAID 5.252 ACRE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

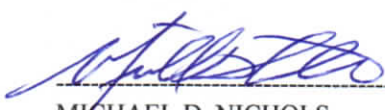
1. NORTH 22 DEGREES 55 MINUTES 29 SECONDS EAST 52.29 FEET TO A GIN PIN SET;
2. NORTH 51 DEGREES 32 MINUTES 50 SECONDS EAST 141.48 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE 0.781 ACRE PARCEL;

**THENCE** WITH THE WEST LINE OF THE SAID 0.781 ACRE PARCEL SOUTH 29 DEGREES 07 MINUTES 36 SECONDS WEST 58.01 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).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.252 ACRES PERFORMED BY W.J. BIEDENBACH, PS 5718, DATED DECEMBER 27, 1983, AS CONVEYED TO ANTHONY LANDERS BY OFFICIAL RECORD 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED RECORDS.

I, MICHAEL D. NICHOLS (PS6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 28TH DAY OF JULY 2017, FROM A FIELD SURVEY COMPLETED THE 27TH DAY OF JULY 2017.

  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923





# SURVEY FOR JIM HALDEMAN

AUDITORS PARCEL NUMBER

70-88-01-27-001 (PART)

TO BE COMBINED WITH 70-88-01-27-000

BEING A PART OF THE 5.252 ACRE PARCEL CONVEYED TO ANTHONY LANDERS BY OFFICIAL RECORD 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED 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 5.252 ACRES PERFORMED BY W.J. BIEDENBACH, PS 5718 AND DATED DECEMBER 27, 1983, AS CONVEYED TO ANTHONY LANDERS BY OFFICIAL RECORD 2138, PAGE 2 OF THE MUSKINGUM COUNTY DEED RECORDS.

ANTHONY LANDERS  
O.R. 2138, PG. 2

SCALE 1"=80'

0 40 80 160

N.04°41'31"E.  
49.26'

N.13°31'08"E.  
28.25'

N.51°32'50"E.  
141.48'

N.29°07'36"E.  
58.01'

N.85°19'07"W.  
112.59'

S.56°03'50"W.  
24.66'

N.82°44'46"W.  
175.36'

S.02°32'14"E.  
123.32'

N.02°32'14"W.  
176.00'

20' INGRESS & EGRESS EASEMENT  
DEED VOL. 1115, PG. 157

JAMES HALDEMAN  
DEED VOL. 1115, PG. 157  
70-88-01-27-000

INGRESS & EGRESS EASEMENT OVER  
PRIVATE LANE (THE ORIGINAL WHEELING ROAD)  
DEED VOL. 558, PG. 483 (TRACT 1)

NOTE #1-PROPERTY CORNER  
N.69°10'50"E. 0.24' FROM  
EXISTING LARGE AXLE

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

LUBURGH HOLDINGS LTD  
O.R. 1918, PG. 842

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Fee Paid

Date

## EASEMENT CALL TABLE

- 1-S.48°48'59"W. 34.83'
- 2-S.56°49'40"W. 39.73'
- 3-S.33°45'14"W. 24.47'
- 4-S.10°45'57"W. 43.75'
- 5-S.07°15'50"W. 35.96'

## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF 1.411 AC. & 5.252 PARCELS  
COMPLETED DEC. 27, 1983 BY W.J. BIEDENBACH PS 5718  
PREVIOUS SURVEY OF A SEWER SYSTEM EASEMENT PARCEL  
COMPLETED JUNE 28, 1995 BY W.J. BIEDENBACH PS 5718  
PREVIOUS SURVEY OF 0.951 AC., 0.184 AC. & 0.582 AC. PARCEL  
COMPLETED JUNE 28, 1995 BY W.J. BIEDENBACH PS 5718

## LEGEND

- EXISTING IRON PIN (3/4" PIPE W/CAP)
  - ⊙ IRON PIN SET (5/8" REBAR W/CAP)
  - ANGLE POINTS
  - AXLE FOUND
  - ▲ GIN PIN SET
- NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

DESCRIPTION  
APPROVED  
By: *[Signature]*

## SURVEY TIE CALL TABLE FROM NORTHEAST CORNER OF CLEAR LAKE ACRES SUB. (P.B. 13, PG. 49)

- 1-N.18°19'00"E. 385.58'
- 2-N.01°57'51"E. 329.40'
- 3-N.03°38'00"W. 469.98'
- 4-N.02°46'00"W. 934.48'
- 5-N.73°50'36"W. 805.18'
- 6-N.01°28'00"E. 149.65'
- 7-N.30°25'38"E. 201.82' ("A")

N.27°28'36"E.  
30.00' DEED

NORTHEAST CORNER OF  
LOT 8 OF SUNRISE SUB.  
(UNRECORDED)  
(SEE SURVEY TIE CALL TABLE)

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO  
THE BEST OF MY KNOWLEDGE AND BELIEF THE  
ABOVE PLAT AND SURVEY TO BE CORRECT AS  
PREPARED BY ME, THIS 28th DAY OF JULY, 2017,  
FROM A FIELD SURVEY COMPLETED THE 27th DAY  
OF JULY, 2017.

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 07-28-17

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6005

DRAWING NO:

Z:\6005\6005.dwg