

73-18-04-63-004

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ROBERT A. SHUGERT

AUDITORS PARCEL NUMBER 73-73-18-04-63-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO ROBERT A. SHUGERT IN O.R. VOLUME 2370, PAGE 128 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 103 OF WERNER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE SOUTH LINE OF THE SAID LOT 103, SOUTH 86 DEGREES 06 MINUTES 25 SECONDS EAST 73.85 FEET (DEED) TO A POINT;

THENCE LEAVING THE SAID LOT LINE, SOUTH 03 DEGREES 44 MINUTES 42 SECONDS WEST 32.40 FEET (DEED) TO A POINT ON THE SOUTH LINE OF DOWNARD AVENUE;

THENCE LEAVING THE SAID SOUTH LINE OF DOWNARD AVENUE AND WITH THE CENTER OF LUTZ LANE (COUNTY ROAD 483), SOUTH 15 DEGREES 27 MINUTES 45 SECONDS WEST 266.75 FEET (DEED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID LUTZ LANE AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO GERALD E. BRANDT, TRUSTEE IN O.R. VOLUME 2441, PAGE 170, SOUTH 84 DEGREES 39 MINUTES 28 SECONDS EAST 196.52 FEET TO AN EXISTING IRON PIN (5/8 INCH WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH WITH CAP) AT 28.35 FEET;

THENCE LEAVING THE SAID BRANDT SOUTH LINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO JOHN F. AND THERESA M. BAUGHMAN IN O.R. VOLUME 1929, PAGE 624, SOUTH 18 DEGREES 16 MINUTES 33 SECONDS WEST 281.13 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE LEAVING THE SAID BAUGHMAN WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO JOHN F. AND THERESA M. BAUGHMAN IN DEED VOLUME 1053, PAGE 475, NORTH 74 DEGREES 28 MINUTES 23 SECONDS WEST 179.67 FEET TO A POINT IN LUTZ LANE, PASSING AN EXISTING IRON PIN (AXLE) AT 159.61 FEET;

THENCE WITH THE CENTER OF THE ABOVE SAID LUTZ LANE, NORTH 15 DEGREES 27 MINUTES 45 SECONDS EAST 246.06 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.126 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF LUTZ LANE (COUNTY ROAD 483) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.13 ACRES TRACT BY S.M. BOWMAN PS7135, COMPLETED DECEMBER 13, 2004.

I, JASON LEACHMAN (PS 8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 22nd DAY OF APRIL, 2015, FROM A FIELD SURVEY COMPLETED BY ME ON THE 14TH DAY OF APRIL, 2015.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: *[Signature]* 4/5/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/1/15
Date

Fee Paid

5770 SHUGERT

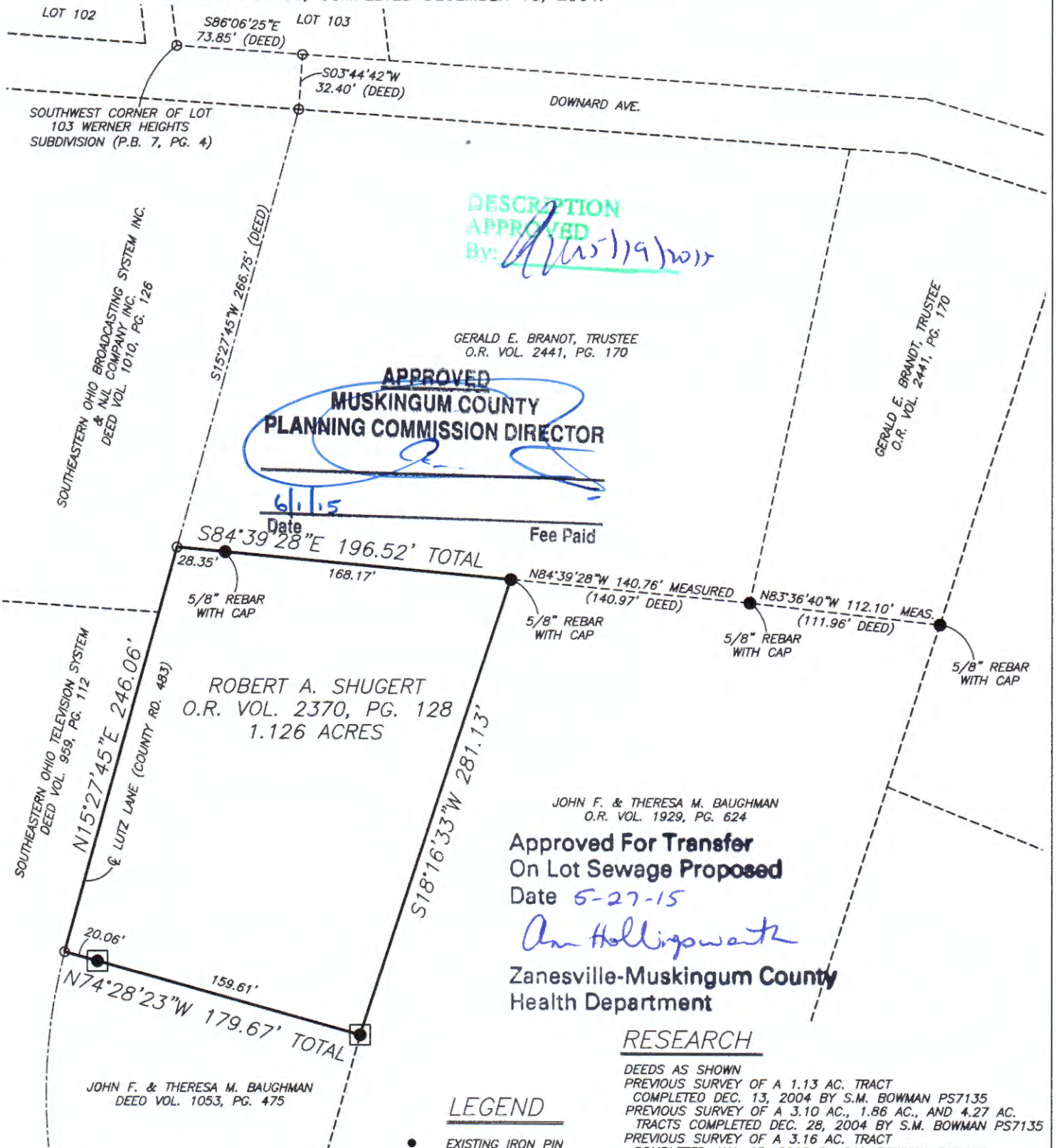
73-18-04-63-004 A

SURVEY FOR ROBERT SHUGERT

AUDITORS PARCEL NUMBER
73-73-18-04-63-000 (PART)

BEING A PART OF THE TRACT CONVEYED TO ROBERT A. SHUGERT IN O.R. VOLUME 2370, PAGE 128 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.13 ACRES TRACT BY S.M. BOWMAN PS7135, COMPLETED DECEMBER 13, 2004.



SCALE 1"=40'
0 20 40 80

- LEGEND**
- EXISTING IRON PIN
 - ⊙ IRON PIN SET (5/8" REBAR W/CAP)
 - ANGLE POINTS
 - ⊠ AXLE FOUND

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.13 AC. TRACT COMPLETED DEC. 13, 2004 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 3.10 AC., 1.86 AC., AND 4.27 AC. TRACTS COMPLETED DEC. 28, 2004 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 3.16 AC. TRACT COMPLETED JAN. 15, 2005 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 0.76 AC. TRACT COMPLETED JAN. 15, 2005 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 7.01 AC. TRACT COMPLETED OCT. 1, 2007 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 33.21 AC. TRACT COMPLETED MARCH 9, 1981 BY L.C. CAMP PS5843

I, JASON LEACHMAN (PS#8536), 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 APRIL, 2015, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF APRIL, 2015.

JASON LEACHMAN
PROFESSIONAL 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: BEL@rohio.com

DRAWN BY: JWL

DATE: 04-22-15

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5770

DRAWING NO:
Z:\5770\5770.dwg