

73-54-01-03-003

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THE HAYES FAMILY LIMITED PARTNERSHIP AUDITORS PARCEL NUMBER 73-73-54-01-03-000 (PART)

BEING A PART OF THE 52.522 ACRES TRACT CONVEYED TO THE HAYES FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN O.R. VOLUME 1130, PAGE 122 (TRACT 1) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 11, 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 NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 3;

THENCE WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER (ALSO THE WEST LINE OF A TRACT CONVEYED TO HAROLD K. AND GAYLE M. PAUL (O.R. VOLUME 2499, PAGE 450), SOUTH 00 DEGREES 02 MINUTES 25 SECONDS EAST 268.10 FEET (DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP IN CONCRETE), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF THE SAID PAUL TRACT, SOUTH 89 DEGREES 07 MINUTES 48 SECONDS EAST 418.64 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE WITH CAP IN CONCRETE)

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO HAROLD K. AND GAYLE M. PAUL (O.R. VOLUME 2499, PAGE 444), SOUTH 61 DEGREES 28 MINUTES 57 SECONDS EAST 292.00 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 238 (NORTH LAWHEAD LANE), PASSING AN IRON PIN SET AT 274.50 FEET;

THENCE LEAVING THE SAID PAUL TRACT AND WITH THE CENTER OF SAID ROAD (AND TRAVERSING THROUGH THE ABOVE SAID HAYES FAMILY LIMITED PARTNERSHIP TRACT), SOUTH 14 DEGREES 11 MINUTES 35 SECONDS WEST 280.55 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 449 (DIETZ LANE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP-BEI) AT 263.32 FEET;

THENCE WITH THE CENTER OF SAID ROAD AND THE NORTH LINE OF A TRACT CONVEYED TO CHRISTOPHER A. AND ANNA D. PHILIP (O.R. VOLUME 2578, PAGE 310) THE NEXT 5 COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 29 MINUTES 12 SECONDS WEST 15.98 FEET TO A POINT;
2. SOUTH 78 DEGREES 49 MINUTES 27 SECONDS WEST 201.22 FEET TO A POINT;
3. SOUTH 84 DEGREES 41 MINUTES 02 SECONDS WEST 101.75 FEET TO A POINT;
4. NORTH 84 DEGREES 50 MINUTES 31 SECONDS WEST 114.64 FEET TO A POINT;
5. NORTH 78 DEGREES 12 MINUTES 03 SECONDS WEST 181.62 FEET TO A POINT, SAID POINT BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 23.00 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE-DISTURBED);

THENCE LEAVING THE SAID ROAD AND WITH THE ABOVE SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, NORTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 419.17 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 21.80'.

CONTAINING 6.172 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 449 (DIETZ LANE) AND TOWNSHIP ROAD 238 (NORTH LAWHEAD LANE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 10.50 ACRE TRACT COMPLETED FEBRUARY 28, 1984 BY W. J. BIEDENBACH, PS 5718 AS RECORDED IN O.R. VOLUME 2578, PAGE 310

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 10TH DAY OF JUNE, 2015 FROM A FIELD SURVEY COMPLETED BY ME ON THE 10TH DAY OF JUNE, 2015.

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

5787 PHILIP



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

6/16/15
**DESCRIPTION
APPROVED**
By: [Signature]

Fee Paid

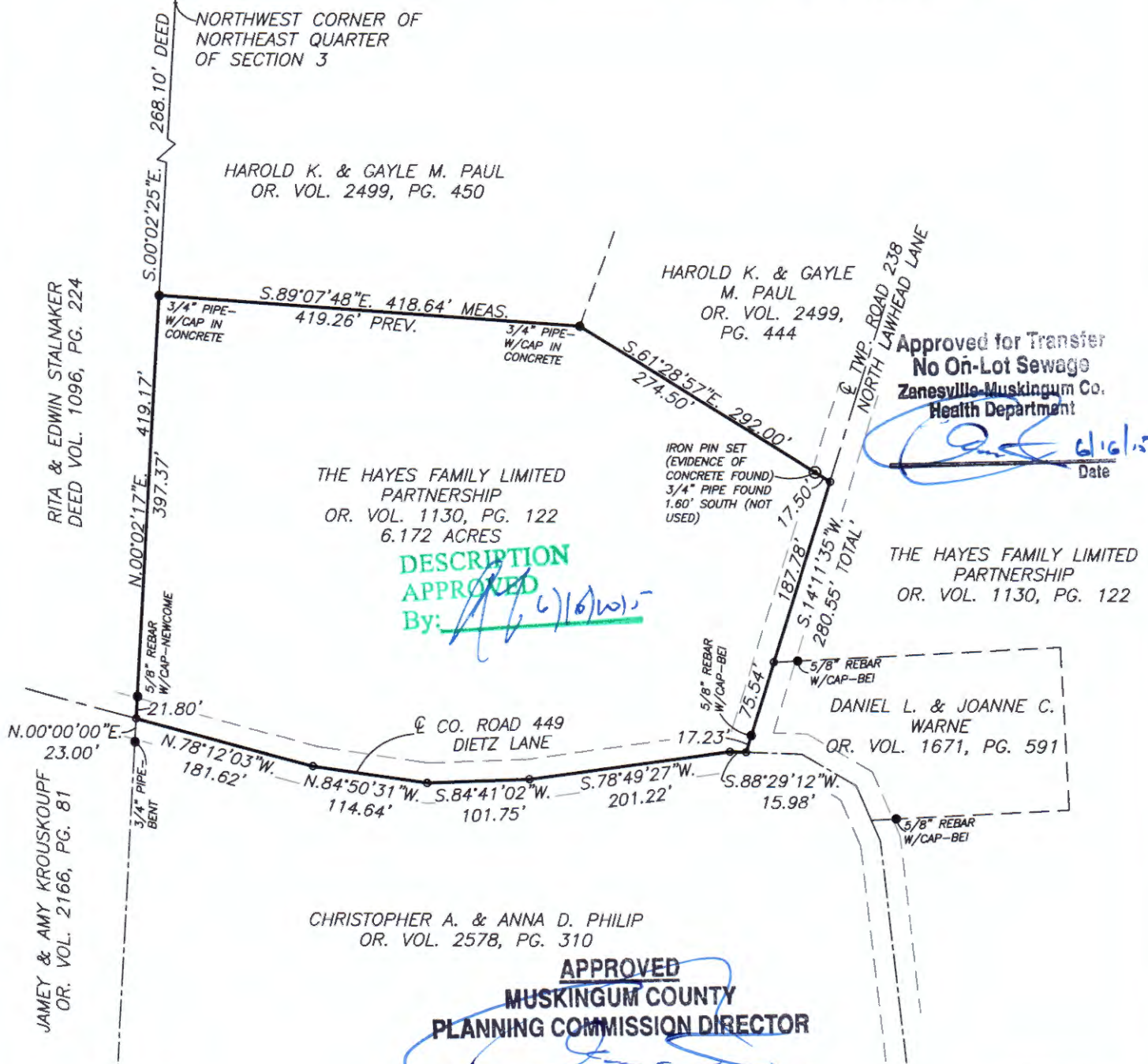
73-54-01-03-003 A

SURVEY FOR CHRIS PHILIP

AUDITORS PARCEL NUMBER
73-73-54-01-03-000 (PART)

BEING A PART OF THE 52.522 ACRE TRACT CONVEYED TO THE HAYES FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1130, PAGE 122 (TRACT 1) OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 10.50 ACRES COMPLETED FEB. 28, 1984 BY W.J. BIEDENBACH PS 5718 AS RECORDED IN O.R. VOLUME 2578, PAGE 310



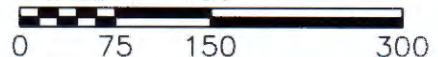
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 10.50± AC. TRACT
COMPLETED FEB. 28, 1984 BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.451± AC. TRACT
COMPLETED APRIL 5, 1984 BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.980 AC. TRACT
COMPLETED FEB 19, 2002 BY MICHAEL D. NICHOLS PS 6923
PREVIOUS SURVEY OF A 144.94± AC. TRACT
COMPLETED APRIL 3, 2008 BY J.D. NEWCOME PS 7321
PREVIOUS SURVEY OF A 52.522 AC. TRACT
COMPLETED DEC 04, 1991 BY S.M. BOWMAN PS 7135
MUSKINGUM COUNTY GIS MAPPING

LEGEND

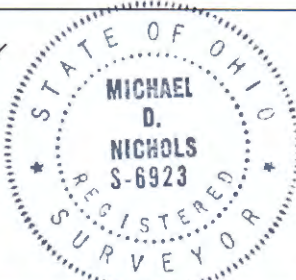
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=150'



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 10th DAY OF JUNE, 2015, FROM A FIELD SURVEY COMPLETED THE 10th DAY OF JUNE, 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.

BASLINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 06-10-15

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 5787

DRAWING NO:
C:\JOB\FOLDERS\5787.dwg