

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**LINDA F. HELSER
AUDITORS PARCEL NUMBER
80-84-31-02-30-000 (ALL)**

BEING A PART OF THE SEVENTH TRACT (ALL OF AUDITOR'S PARCEL NUMBER 80-84-31-02-30-000) AS CONVEYED TO LINDA F. HELSER IN O.R. VOLUME 1968, PAGE 224 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHWEST CORNER OF LOT 8 OF EASTMAN'S ADDITION TO THE CITY OF ZANESVILLE (PLAT BOOK 1, PAGE 267), SAID POINT BEING SOUTH 02 DEGREES 51 MINUTES 00 SECONDS WEST 4.00 FEET FROM AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF LAFAYETTE STREET, SOUTH 62 DEGREES 24 MINUTES 48 SECONDS WEST 88.73 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 62 DEGREES 24 MINUTES 48 SECONDS WEST 97.87 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SAID NORTH LINE, NORTH 87 DEGREES 36 MINUTES 18 SECONDS WEST 13.26 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO FREDERICK HARRY THOMAS HELSER (O.R. VOLUME 2016, PAGE 277);

THENCE LEAVING THE SAID NORTH LINE OF LAFAYETTE STREET AND WITH THE SAID FREDERICK HELSER PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. WITH A LINE 20 FEET EAST OF THE EXISTING BRICK BUILDING, NORTH 02 DEGREES 45 MINUTES 36 SECONDS EAST 70.85 FEET TO AN IRON PIN SET;
2. WITH A LINE 20 FEET NORTH OF THE EXISTING BRICK BUILDING, NORTH 87 DEGREES 26 MINUTES 30 SECONDS WEST 111.80 FEET TO AN IRON PIN SET;
3. SOUTH 32 DEGREES 07 MINUTES 51 SECONDS WEST 81.96 FEET TO A MAG NAIL SET ON THE NORTH LINE OF LAFAYETTE STREET;

THENCE WITH THE NORTH LINE OF LAFAYETTE STREET, NORTH 87 DEGREES 36 MINUTES 18 SECONDS WEST 21.96 FEET TO A POINT ON THE EAST LINE OF A PARCEL CONVEYED TO GEORGE SHERRY (O.R. VOLUME 1728, PAGE 492), PASSING A GIN PIN SET AT 11.96 FEET;

THENCE LEAVING THE SAID NORTH LINE OF LAFAYETTE STREET AND WITH THE EAST LINE OF THE SAID SHERRY PARCEL, NORTH 04 DEGREES 14 MINUTES 26 SECONDS EAST 29.40 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF THE SAID SHERRY PARCEL, NORTH 86 DEGREES 23 MINUTES 30 SECONDS WEST 86.22 FEET TO AN IRON PIN SET ON THE EAST LINE OF A 9 FEET WIDE ALLEY, PASSING AN IRON PIN SET AT 2.00 FEET;

THENCE LEAVING THE SHERRY PARCEL AND WITH THE EAST LINE OF SAID ALLEY, NORTH 03 DEGREES 36 MINUTES 30 SECONDS EAST 228.66 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF TRILBY ALLEY (16 FEET WIDE);

6110 HELSER-HOUSE

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THENCE WITH THE SAID SOUTH LINE OF TRILBY ALLEY, SOUTH 87 DEGREES 58 MINUTES 52 SECONDS EAST 354.11 FEET TO AN IRON PIN SET ON THE WEST LINE OF A PARCEL CONVEYED TO LOUANNA E. ROBBINS (O.R. VOLUME 2301, PAGE 323);

THENCE LEAVING THE SAID TRILBY ALLEY AND WITH THE SAID ROBBINS WEST LINE (ALSO THE WEST LINE OF PARCEL 80-84-31-02-57-000 CONVEYED TO LINDA F. HELSER-O.R. VOLUME 1968, PAGE 224), SOUTH 02 DEGREES 51 MINUTES 00 SECONDS WEST 213.24 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 20.19 FEET AT THE SOUTHWEST CORNER OF THE SAID ROBBINS PARCEL.

CONTAINING 1.809 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS. ALSO THE RIGHT TO USE THE 15 FEET WIDE INGRESS AND EGRESS EASEMENT ALONG THE ENTIRE LENGTH OF THE WEST LINE OF THE PARCEL CONVEYED TO FREDERICK HARRY THOMAS HELSER (O.R. VOLUME 2016, PAGE 277).

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

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 31ST DAY OF AUGUST, 2018, FROM A FIELD SURVEY COMPLETED THE 30TH DAY OF AUGUST, 2018.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: *AT 8/15/2018*

SURVEY FOR LINDA HELSER

AUDITORS PARCEL NUMBER
80-84-31-02-30-000 (ALL)

BEING A PART OF THE SEVENTH TRACT (ALL OF AUDITOR'S PARCEL NUMBER 80-84-31-02-30-000) AS CONVEYED TO LINDA F. HELSER IN O.R. VOLUME 1968, PAGE 224, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY THE FRATERNAL ORDER OF EAGLES
COMPLETED NOV. 25, 2008 BY C.R. HARKNESS PS1736
PREVIOUS SURVEY AT THE CORNER OF EAST MARKET AND HAMLINE ST.
COMPLETED APRIL 5, 1995 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 0.178± AC. 0.103± AC. AND 0.147± AC. PARCEL
COMPLETED MAY 30, 2006 BY D.E. BINKLEY PS7879
PREVIOUS SURVEY OF A 0.181± AC. PARCEL
COMPLETED JAN. 8, 1996 BY W.J. BEDENBACH PS5718
PREVIOUS SURVEY OF A 0.05 AC. PARCEL
COMPLETED JULY 17, 1997 BY K. CANNON PS7224
PREVIOUS SURVEY OF A 0.06 AC. PARCEL
COMPLETED DEC. 9, 1991 BY J.R. MARSHALL PS3307
PREVIOUS SURVEY OF A 0.052 AC. PARCEL
COMPLETED SEPT. 5, 1992 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 0.09 AC. PARCEL
COMPLETED DEC. 20, 1983 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 0.09 AC. PARCEL
COMPLETED MARCH 3, 1986 BY K. CANNON PS7224
PREVIOUS SURVEY OF A 0.09 AC. PARCEL
COMPLETED MAY 25, 1986 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 0.106± AC. PARCEL
COMPLETED NOV. 4, 1983 BY W.J. BEDENBACH PS5718

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ MAG NAIL SET
- GIN PIN SET

SCALE 1"=50'
0 25 50 100

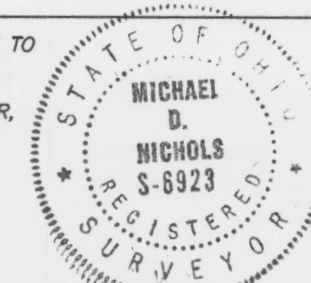
NOTE 1: THE NORTH/SOUTH SECTION OF LAFAYETTE STREET (NORTH OF EAST MARKET STREET) IS 30' WIDE BY DEEDS THAT SUBDIVIDE LOT 13 OF MOORE'S EAST ADDITION (DEED VOL. A-0, PG. 126). EASTMAN'S ADDITION TO ZANESVILLE (P.B. 1, PG. 267) SHOWS THIS SECTION OF STREET AS BEING 32' WIDE. THE 30' WIDTH, EXISTING CURB AND EXISTING OLD BRICK BUILDING WERE USED TO ESTABLISH THIS SECTION OF LAFAYETTE STREET. NO MONUMENTATION WAS FOUND ALONG THIS SECTION OF THE STREET.

NOTE 2: CURRENT DEEDS AND PREVIOUS SURVEYS (BY CANNON, MARSHALL, FINLEY, AND DANIELS) OF MEISSNER'S SUBDIVISION DO NOT AGREE ON LOT DIMENSIONS AND THE ANGLE OF LOT SIDE LINES FROM THE STREET. NO EXISTING MONUMENTATION WAS FOUND AT THE LOT FRONTS (ALONG BUELAH AVE.). THE ONLY MONUMENTATION FOUND AT THE BACK OF THESE LOTS WERE THREE IRON PINS. THESE EXISTING IRON PINS WERE HELD TO ESTABLISH THE LOCATION OF THE 9' WIDE ALLEY.

NOTE 3: PREVIOUSLY SET IRON PINS BY C.R. HARKNESS AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 8 AND NORTHWEST CORNER OF LOT 21 WERE NOT FOUND. THESE PINS APPEAR TO HAVE BEEN BURIED OR REMOVED DURING THE CONSTRUCTION OF THE PARKING LOT FOR THE F.O.E. LODGE.

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.

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 4th DAY OF SEPTEMBER, 2018, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF AUGUST, 2018.
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR #6923



BASELINE SURVEYING, INC.

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EMAIL: BE@OHIO.rr.COM

LINDA HELSER

1137 LAFAYETTE STREET

CITY OF ZANESVILLE, MUSKINGUM CO.

CHECKED BY: JWL 09/04/18
FILENAME: Z:\6110\6110.dwg
PLOT DATE: 09/04/18
REVISIONS
DRAWN BY: JWL 09/04/18
INITIAL - DATE

SHEET NO
S-1

SCALE:
1"=50'