

# Baseline Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Surveying and Mapping

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

**HENRY MADINGER**  
**AUDITORS PARCEL NUMBER**  
25-25-40-41-28-000 (ALL) (15.100 ACRES)  
25-25-40-41-29-000 (PART) (11.119 ACRES)

BEING A PART OF THE PARCELS CONVEYED TO HENRY J. MADINGER, JR. BY DEED RECORDED IN VOLUME 958, PAGE 96 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF LOT 13;**

**THENCE WITH THE NORTH LINE OF THE SAID LOT, NORTH 87 DEGREES 19 MINUTES 38 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS5718) AT 392.04 FEET (DEED), A TOTAL DISTANCE OF 594.72 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO ROBERT J. AND KAREN S. KURUCZ (OFFICIAL RECORD VOLUME 2358, PAGE 138), SOUTH 03 DEGREES 32 MINUTES 35 SECONDS WEST 1027.45 FEET TO AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS6885), PASSING AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS5718) AT 4.16 FEET;**

**THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO PHILLIP E. DODSON (OFFICIAL RECORD VOLUME 2403, PAGE 282) AND A PARCEL CONVEYED TO JANE L. AND RAY E. PAYNE (OFFICIAL RECORD VOLUME 2145, PAGE 281), NORTH 89 DEGREES 42 MINUTES 23 SECONDS WEST 1089.46 FEET TO AN EXISTING IRON PIN (5/8" UNCAPPED REBAR), PASSING EXISTING IRON PINS (5/8" CAPPED REBARS, PS6885), AT 531.84 FEET AND AT 1053.50 FEET;**

**THENCE TRAVERSING THROUGH THE ABOVE SAID MADINGER TRACT (VOLUME 958, PAGE 96), NORTH 03 DEGREES 32 MINUTES 53 SECONDS EAST 1072.68 FEET TO AN IRON PIN SET;**

**THENCE WITH THE SOUTH LINE OF TRACTS CONVEYED TO FRANK O. HARVEY, JR. (OFFICIAL RECORD VOLUME 2364, PAGE 510), SOUTH 87 DEGREES 19 MINUTES 38 SECONDS EAST 1087.74 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS6885) AT 30.62 FEET;**

**CONTAINING 26.219 ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS.**

**ALSO THE FOLLOWING 60 FEET WIDE EASEMENT AS RESERVED BY HENRY J. MADINGER THROUGH THE 3.016 ACRE AND 7.543 ACRE PARCELS CONVEYED TO JANE L. AND RAY E. PAYNE IN OFFICIAL RECORD VOLUME 2145, PAGE 281 AND FURTHER DESCRIBED AS FOLLOWS:**

**BEING A PART OF THE PARCELS CONVEYED TO JANE L. AND RAY E. PAYNE IN OFFICIAL RECORD VOLUME 2145, PAGE 281 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 AND LOT 14 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF LOT 13;**

**THENCE WITH THE NORTH LINE OF THE SAID LOT, NORTH 87 DEGREES 19 MINUTES 38 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS5718) AT 392.04 FEET (DEED), A TOTAL DISTANCE OF 594.72 FEET TO A POINT;**

**THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO ROBERT J. AND KAREN S. KURUCZ (OFFICIAL RECORD VOLUME 2358, PAGE 138), SOUTH 03 DEGREES 32 MINUTES 35 SECONDS WEST 1027.45 FEET TO AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS6885), PASSING AN EXISTING IRON PIN (5/8" CAPPED REBAR – PS5718) AT 4.16 FEET;**

**THENCE WITH THE NORTH LINE OF A PARCEL CONVEYED TO PHILLIP E. DODSON (OFFICIAL RECORD VOLUME 2403, PAGE 282), NORTH 89 DEGREES 42 MINUTES 23 SECONDS WEST 531.84 FEET TO AN EXISTING IRON PIN (5/8" CAPPED REBAR PS6885), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE WEST LINE OF THE SAID DODSON PARCEL, SOUTH 03 DEGREES 32 MINUTES 53 SECONDS WEST 815.00 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 415 (HOPEWELL NATIONAL ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH CAPPED REBAR-PS 6885) AT 774.93 FEET;**

5268 MADINGER

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**THENCE** LEAVING THE SAID WEST LINE AND WITH THE SAID CENTERLINE, SOUTH 87 DEGREES 04 MINUTES 48 SECONDS WEST 60.38 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID PAYNE PARCEL, NORTH 03 DEGREES 32 MINUTES 53 SECONDS EAST 818.40 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED 26.219 ACRE PARCEL;

**THENCE** WITH THE SAID SOUTH LINE, SOUTH 89 DEGREES 42 MINUTES 23 SECONDS EAST 60.09 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923 -7923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 7.543 ACRE TRACT AS SURVEYED BY C.R. HARKNESS (PS6885) ON AUGUST, 12 1991.

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 30<sup>TH</sup> DAY OF SEPTEMBER 2015 FROM A SURVEY COMPLETED BY ME ON THE 20TH DAY OF DECEMBER 2006.

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



DESCRIPTION  
APPROVED  
By: *[Signature]* 10/8/2015

# SURVEY FOR HENRY MADINGER

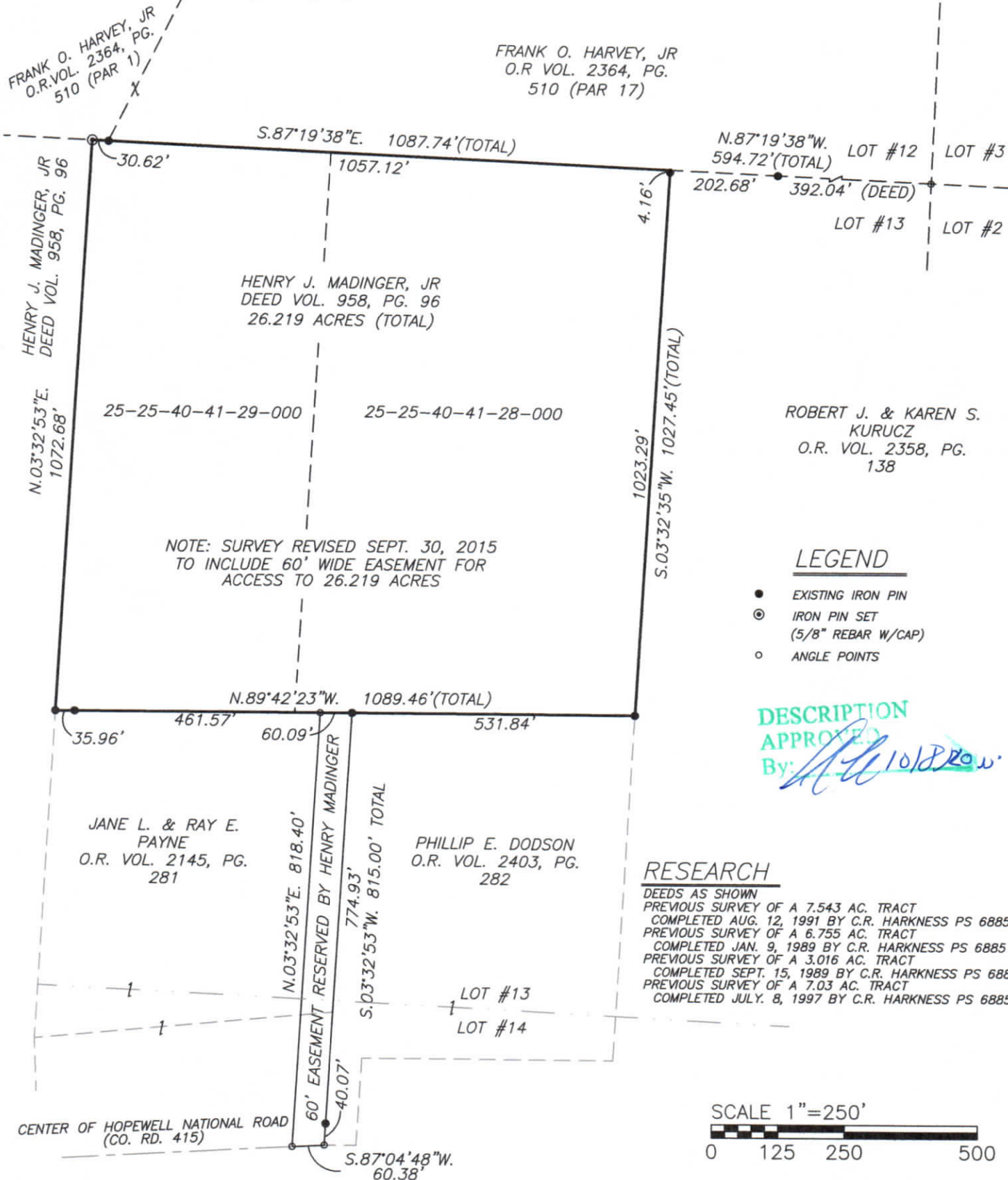
AUDITORS PARCEL NUMBER

25-25-40-41-28-000 (ALL) (15.100 AC.)

25-25-40-41-29-000 (PART) (11.119 AC.)

BEING A PART OF THE PARCELS CONVEYED TO HENRY J. MADINGER, JR. AS RECORDED IN DEED VOLUME 958, PAGE 96 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 7.543 ACRE TRACT AS SURVEYED BY C.R. HARKNESS (PS 6885) ON 8/12/91.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 30th DAY OF SEPTEMBER, 2015, FROM A SURVEY COMPLETED BY ME ON THE 20th DAY OF DECEMBER, 2006.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT 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@rrahio.com

DRAWN BY: JWL

DATE: 12-20-06

SCALE: 1"=250'

CHECKED BY: MDN

JOB NO: 5268

DRAWING NO: C:\JOB\FOLDERS\5268.DWG