

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

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

## GLORIA SENSABAUGH AND THOMAS PRINCE

AUDITORS PARCEL NUMBER 38-38-20-02-07-000 (ALL-0.424 ACRES)

AUDITORS PARCEL NUMBER 38-38-20-03-01-000 (ALL-0.335 ACRES)

BEING ALL OF THE TRACT CONVEYED TO GLORIA JEAN SENSABAUGH AND THOMAS EDWIN PRINCE IN O.R. VOLUME 2481, PAGE 710 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN FARM LOT 2 OF QUARTER TOWNSHIP 3 AND IN QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID FARM LOT 2;

**THENCE** WITH THE NORTH LINE OF QUARTER TOWNSHIP 3 (SOUTH LINE OF QUARTER TOWNSHIP 2), SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 1204.50 FEET (DEED) TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), AT THE NORTHEAST CORNER OF A 3.014 ACRE TRACT CONVEYED TO CHARLES AND LORI SPIKER (O.R. VOLUME 2015, PAGE 894);

**THENCE** CONTINUING WITH THE SAID QUARTER TOWNSHIP LINE, SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 547.82 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 543.42 FEET;

**THENCE** CONTINUING WITH THE SAID QUARTER TOWNSHIP LINE, SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 8.00 FEET TO A POINT MARKED BY A GIN PIN SET AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO CLIFFORD L. SPIKER (DEED VOLUME 965, PAGE 152);

**THENCE** WITH THE SAID CLIFFORD L. SPIKER EAST LINE, NORTH 09 DEGREES 34 MINUTES 16 SECONDS WEST 151.20 FEET TO A POINT IN STATE ROUTE 208, PASSING AN IRON PIN SET AT 111.20 FEET;

**THENCE** WITH THE SAID SR 208 AND THE SOUTH LINE OF A TRACT CONVEYED TO GEORGE D. AND WANDA J. SCHWEITZER, CO-TRUSTEES (O.R. VOLUME 1935, PAGE 564), SOUTH 82 DEGREES 00 MINUTES 44 SECONDS EAST 136.24 FEET TO A POINT;

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A REMAINING TRACT CONVEYED TO WILLIAM L. KREBS AND BARBARA LENTZ (DEED BOOK VOLUME 840, PAGE 230), SOUTH 09 DEGREES 34 MINUTES 16 SECONDS EAST 133.58 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE SAID QUARTER TOWNSHIP 3, PASSING IRON PINS SET AT 40.00 FEET AND AT 123.58 FEET;

**THENCE** WITH THE SAID QUARTER TOWNSHIP LINE, SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 135.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO KEVIN W. AND AMY S. SPIKER (O.R. VOLUME 2181, PAGE 292);

**THENCE** WITH THE WEST LINE OF SAID KEVIN SPIKER TRACT, SOUTH 01 DEGREES 36 MINUTES 19 SECONDS WEST 60.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO ROBIN AND STANLEY TACKETT (O.R. VOLUME 2278, PAGE 25), NORTH 89 DEGREES 19 MINUTES 07 SECONDS WEST 210.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

**THENCE** NORTH 46 DEGREES 11 MINUTES 21 SECONDS WEST 87.74 FEET TO THE **PLACE OF BEGINNING**.

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**CONTAINING 0.759 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF STATE ROUTE 208, AND ALL OTHER APPLICABLE EASEMENTS (INCLUDING AN UNDESCRIBED INGRESS/EGRESS EASEMENT USED BY ADJOINING PROPERTIES TO THE SOUTH OF THE ABOVE DESCRIBED TRACT AS ACCESS TO STATE ROUTE 208)**

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 4.049 ACRES CONVEYED TO R. E. RICHARDS BY DEED VOLUME 691, PAGE 337 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 8TH DAY OF JULY, 2014 FROM A FIELD SURVEY COMPLETED BY ME ON THE 27TH DAY OF JUNE, 2014.

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



**DESCRIPTION  
APPROVED**  
By: *[Signature]*



# SURVEY FOR GLORIA SENSABAUGH

AUDITORS PARCEL NUMBER  
38-38-20-02-07-000 (ALL-0.424 AC.)  
38-38-20-03-01-000 (ALL-0.335 AC.)

BEING THE TRACT CONVEYED TO GLORIA JEAN SENSABAUGH AND THOMAS EDWIN PRINCE IN O.R. VOLUME 2481, PAGE 710 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN FARM LOT NUMBER 2 OF QUARTER TOWNSHIP 3 AND IN QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

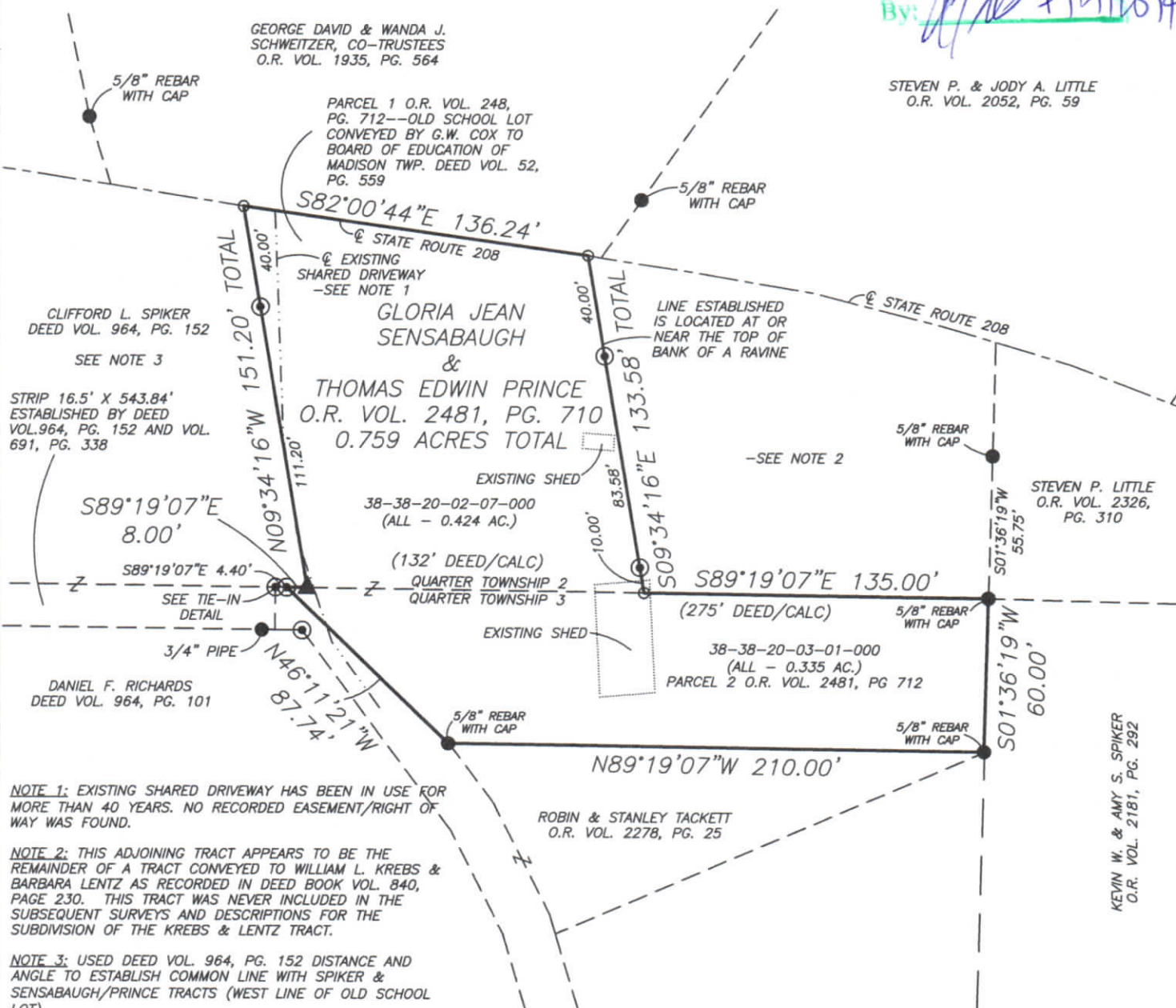
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 4.049 MORE OR LESS ACRES CONVEYED TO R.E. RICHARDS BY DEED RECORDED IN VOLUME 691, PAGE 337 OF THE MUSKINGUM COUNTY DEED RECORDS.

DESCRIPTION  
APPROVED  
By: *[Signature]*

GEORGE DAVID & WANDA J.  
SCHWEITZER, CO-TRUSTEES  
O.R. VOL. 1935, PG. 564

PARCEL 1 O.R. VOL. 248,  
PG. 712--OLD SCHOOL LOT  
CONVEYED BY G.W. COX TO  
BOARD OF EDUCATION OF  
MADISON TWP. DEED VOL. 52,  
PG. 559

STEVEN P. & JODY A. LITTLE  
O.R. VOL. 2052, PG. 59



NOTE 1: EXISTING SHARED DRIVEWAY HAS BEEN IN USE FOR MORE THAN 40 YEARS. NO RECORDED EASEMENT/RIGHT OF WAY WAS FOUND.

NOTE 2: THIS ADJOINING TRACT APPEARS TO BE THE REMAINDER OF A TRACT CONVEYED TO WILLIAM L. KREBS & BARBARA LENTZ AS RECORDED IN DEED BOOK VOL. 840, PAGE 230. THIS TRACT WAS NEVER INCLUDED IN THE SUBSEQUENT SURVEYS AND DESCRIPTIONS FOR THE SUBDIVISION OF THE KREBS & LENTZ TRACT.

NOTE 3: USED DEED VOL. 964, PG. 152 DISTANCE AND ANGLE TO ESTABLISH COMMON LINE WITH SPIKER & SENSABAUGH/PRINCE TRACTS (WEST LINE OF OLD SCHOOL LOT)

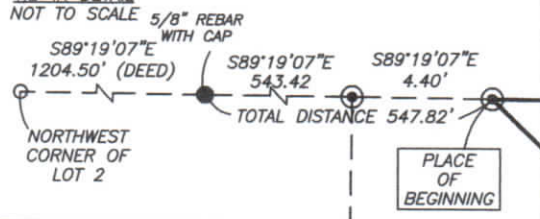
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.174± AC. TRACT  
COMPLETED JAN. 19, 2010 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 9.137 AC. TRACT  
COMPLETED JAN. 19, 2010 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 4.655± AC. TRACT  
COMPLETED JAN. 19, 2010 BY M.D. NICHOLS PS6923  
PREVIOUS SURVEY OF A 5.807± AC. TRACT  
COMPLETED JUNE 3, 1981 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 1.761± AC. TRACT  
COMPLETED FEB. 22, 1985 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 3.298± AC. TRACT  
COMPLETED JULY 15, 1997 BY S.M. BOWMAN PS7135  
PREVIOUS SURVEY OF A 343.03± AC. TRACT  
COMPLETED AUG. 20, 2003 BY J.D. NEWCOME PS7321  
MUSKINGUM COUNTY HISTORICAL TAX MAPS  
MUSKINGUM COUNTY GIS

## LEGEND

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

## TIE-IN DETAIL



SCALE 1"=60'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 8th DAY OF JULY, 2014, FROM A FIELD SURVEY COMPLETED THE 27th DAY OF JUNE, 2014.

**OFFICE COPY**  
**NOT RECORDEABLE**  
MICHAEL D. NICHOLS  
REGISTERED 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@rroho.com

DRAWN BY: JWL

DATE: 07-08-14

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 5719

DRAWING NO:  
Z:\5719\5719.dwg