

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

BETTE CHRISTMAN
AUDITOR'S PARCEL NUMBERS
80-81-02-04-10-000 (ALL – 0.134 AC.)
&
80-81-02-04-11-000 (ALL – 0.172 AC.)

BEING PARCEL ONE AND TWO AS CONVEYED TO BETTE J. CHRISTMAN IN O.R. VOLUME 2205, PAGE 416 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN HOUSE LOT 66 AND 72 OF THE TOWN OF SPRINGFIELD (NOW KNOWN AS PUTNAM) AS RECORDED IN PLAT BOOK "A", PAGE 7 AND REPLATED IN PLAT BOOK "A-O", PAGE 2 OF THE MUSKINGUM COUNTY PLAT RECORDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (IRON PIN/SPIKE-BENT) AT THE SOUTHWEST CORNER OF HOUSE LOT 72;

THENCE WITH THE EAST LINE OF PUTNAM AVENUE (66 FEET WIDE), NORTH 02 DEGREES 04 MINUTES 25 SECONDS WEST 60.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID EAST LINE OF PUTNAM AVENUE, NORTH 02 DEGREES 04 MINUTES 25 SECONDS WEST, PASSING AN EXISTING IRON PIN (AXLE) AT 45.35 FEET, A TOTAL DISTANCE OF 80.82 FEET TO A NAIL SET IN A DRILL HOLE, SAID NAIL BEING SOUTH 02 DEGREES 04 MINUTES 25 SECONDS EAST 460.95 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID EAST LINE OF PUTNAM AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO THE J. WILLIAM AND MARY HELEN STRAKER CHARITABLE FOUNDATION AS RECORDED IN DEED VOLUME 1129, PAGE 226, NORTH 87 DEGREES 58 MINUTES 29 SECONDS EAST, PASSING AN EXISTING IRON PIN (AXLE) AT 164.61 FEET, A TOTAL DISTANCE OF 164.95 FEET TO A POINT ON THE WEST LINE OF AN ALLEY (16.5 FEET WIDE), SAID POINT BEING SOUTH 02 DEGREES 04 MINUTES 25 SECONDS EAST 255.16 FEET FROM AN EXISTING IRON PIN (5/8 INCH ROD);

THENCE WITH THE SAID ALLEY'S WEST LINE, SOUTH 02 DEGREES 04 MINUTES 25 SECONDS EAST 80.82 FEET TO AN EXISTING RAILROAD SPIKE, SAID RAILROAD SPIKE BEING NORTH 02 DEGREES 04 MINUTES 25 SECONDS WEST 60.70 FEET FROM AN EXISTING DRILL HOLE;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO GARY CLARK IN O.R. VOLUME 2152, PAGE 648 AND O.R. VOLUME 2153, PAGE 306, SOUTH 87 DEGREES 58 MINUTES 29 SECONDS WEST 164.95 FEET TO THE **PLACE OF BEGINNING**;

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CONTAINING 0.306 ACRES TOTAL (0.134 ACRES FROM PARCEL NUMBER 80-81-02-04-10-000, AND 0.172 ACRES FROM PARCEL NUMBER 80-81-02-04-11-000), SUBJECT TO ALL APPLICABLE EASEMENTS.

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

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 12TH DAY OF APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 12TH DAY OF APRIL, 2016.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION
APPROVED
By: *[Signature]* 4/12/2016

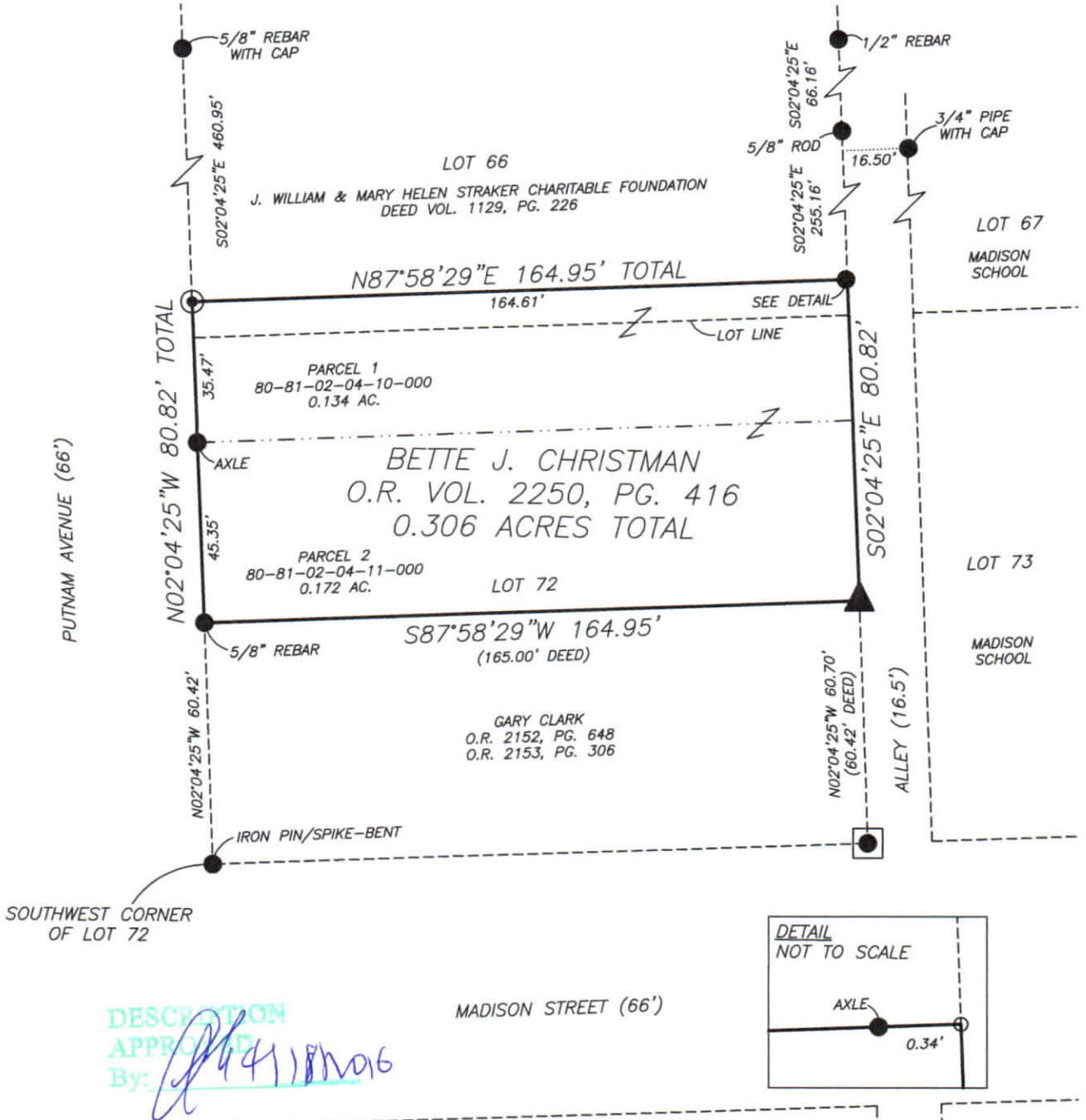
SURVEY FOR BETTE CHRISTMAN

AUDITORS PARCEL NUMBERS

80-81-02-04-10-000 (ALL-0.134 AC.) & 80-81-02-04-11-000 (ALL-0.172 AC.)

BEING PARCEL ONE AND TWO AS CONVEYED TO BETTE J. CHRISTMAN IN O.R. VOLUME 2205, PAGE 416 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN HOUSE LOT 66 & 72 OF THE TOWN OF SPRINGFIELD (NOW KNOWN AS PUTNAM) AS RECORDED IN PLAT BOOK "A", PAGE 7 AND REPLATED IN PLAT BOOK "A-0", PAGE 2 OF THE MUSKINGUM COUNTY PLAT RECORDS, 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.



DESCRIPTION
APPROVED
By: [Signature]

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.16± AC. PARCEL
COMPLETED 2002 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.24± AC. PARCEL
COMPLETED 2002 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 0.16 AC. PARCEL
COMPLETED NOV. 24, 2004 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 0.210 AC. PARCEL
COMPLETED SEPT. 11, 1991 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A PART OF LOT #48
COMPLETED AUG. 29, 2003 BY J.W. HAGAN PS4968
PREVIOUS SURVEY OF A 0.23 AC. PARCEL
COMPLETED NOV. 13, 2007 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 0.159 AC. PARCEL
COMPLETED JULY 25, 2003 BY S.M. BOWMAN PS7135
PLAT BOOK A-0, PG. 2
MUSKINGUM COUNTY TAX MAPS
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ NAIL SET IN DRILL HOLE
- ⊠ EXISTING DRILL HOLE
- ANGLE POINTS
- ▲ EXISTING RAILROAD SPIKE

SCALE 1"=40'



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 12th DAY OF APRIL, 2016, FROM A FIELD SURVEY COMPLETED THE 12th DAY OF APRIL, 2016.

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: BEI@rohio.com

DRAWN BY: JWL

DATE: 04-12-16

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5865

DRAWING NO:
Z:\5865\5865.dwg