

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

MILDRED TEISINGER

AUDITORS PARCEL NUMBER 25-25-65-03-22-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO MILDRED TEISINGER IN OFFICIAL RECORD VOLUME 1977, PAGE 380 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 33, 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 SOUTHWEST CORNER OF LOT 33;

THENCE WITH THE WEST LINE OF SAID LOT 33 (ALSO THE WEST LINE OF MUSKINGUM COUNTY), NORTH 05 DEGREES 48 MINUTES 30 SECONDS EAST 900.05 FEET (CALCULATED/DEED) TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO WONETTA C. SMITH, IRREVOCABLE TRUST (OFFICIAL RECORD VOLUME 2665, PAGE 902), SOUTH 84 DEGREES 11 MINUTES 30 SECONDS EAST 542.58 FEET (CALCULATED/DEED) TO A POINT IN A STREAM (UNNAMED TRIBUTARY OF KENT RUN), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE OF THE SMITH PARCEL, SOUTH 84 DEGREES 11 MINUTES 30 SECONDS EAST 57.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHEAST CORNER OF THE SAID SMITH PARCEL, PASSING AN IRON PIN SET AT 37.42 FEET;

THENCE WITH THE EAST LINE OF THE SAID SMITH PARCEL, NORTH 05 DEGREES 48 MINUTES 30 SECONDS EAST 440.10 FEET TO A POINT IN THE SAID STREAM AT THE NORTHEAST CORNER OF THE SAID SMITH PARCEL, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAPS) AT 163.74 FEET AND 227.48 FEET;

THENCE WITH THE SOUTH LINE OF PARCELS CONVEYED TO VICTOR W. WOODRUFF (OFFICIAL RECORD VOLUME 1908, PAGE 781) AND JEFFREY J. JAMES (DEED VOLUME 618, PAGE 160), SOUTH 80 DEGREES 10 MINUTES 20 SECONDS EAST 303.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 81.45 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID MILDRED TEISINGER PARCEL, SOUTH 01 DEGREES 36 MINUTES 51 SECONDS EAST 553.66 FEET TO A POINT IN THE CENTER OF US ROUTE 40 (WEST PIKE), PASSING IRON PINS SET AT 202.80 FEET AND 500.63 FEET;

THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD OF SOUTH 76 DEGREES 18 MINUTES 29 SECONDS WEST 420.54 FEET, AN ARC DISTANCE OF 420.92 FEET AND A DELTA ANGLE OF 8 DEGREES 25 MINUTES 06 SECONDS TO A POINT AT THE INTERSECTION OF THE SAID CENTER OF THE ROAD AND THE CENTER OF THE ABOVE SAID UNNAMED STREAM;

THENCE LEAVING THE SAID ROAD AND WITH THE CENTER OF THE SAID STREAM (ALSO THE EAST LINE OF A PARCEL CONVEYED TO THE NATIONAL TRAIL AMERICAN LEGION POST #756 AS CONVEYED BY DEED VOLUME 393, PAGE 365) THE FOLLOWING 7 COURSES AND DISTANCES:

5899 RICHARD TEISINGER

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3010 East Pike
Zanesville, OH 43701

Email: bel@rohio.com

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

1. NORTH 09 DEGREES 47 MINUTES 00 SECONDS WEST 62.64 FEET TO A POINT;
2. NORTH 19 DEGREES 15 MINUTES 10 SECONDS EAST 68.26 FEET TO A POINT;
3. NORTH 26 DEGREES 42 MINUTES 20 SECONDS EAST 41.84 FEET TO A POINT;
4. NORTH 43 DEGREES 04 MINUTES 00 SECONDS WEST 39.02 FEET TO A POINT;
5. NORTH 09 DEGREES 04 MINUTES 40 SECONDS WEST 29.57 FEET TO A POINT;
6. NORTH 68 DEGREES 46 MINUTES 00 SECONDS WEST 33.36 FEET TO A POINT;
7. NORTH 31 DEGREES 44 MINUTES 50 SECONDS EAST 46.29 FEET TO A POINT AT THE **PLACE OF BEGINNING**.

CONTAINING 5.076 ACRES (TOTAL), WITH 0.693 ACRES IN ROAD RIGHT OF WAY, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF US ROUTE 40 (WEST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 50 FT. WIDE INGRESS, EGRESS AND UTILITY EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO MILDRED TEISINGER IN OFFICIAL RECORD VOLUME 1977, PAGE 380 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 33, 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 SOUTHWEST CORNER OF LOT 33;

THENCE WITH THE WEST LINE OF SAID LOT 33 (ALSO THE WEST LINE OF MUSKINGUM COUNTY), NORTH 05 DEGREES 48 MINUTES 30 SECONDS EAST 900.05 FEET (CALCULATED/DEED) TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO WONETTA C. SMITH, IRREVOCABLE TRUST (OFFICIAL RECORD VOLUME 2665, PAGE 902), SOUTH 84 DEGREES 11 MINUTES 30 SECONDS EAST 542.58 FEET (CALCULATED/DEED) TO A POINT IN A STREAM (UNNAMED TRIBUTARY OF KENT RUN);

THENCE CONTINUING WITH THE SAID SOUTH LINE OF THE SMITH PARCEL, SOUTH 84 DEGREES 11 MINUTES 30 SECONDS EAST 57.42 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE SOUTHEAST CORNER OF THE SAID SMITH PARCEL, PASSING AN IRON PIN SET AT 37.42 FEET;

THENCE WITH THE EAST LINE OF THE SAID SMITH PARCEL, NORTH 05 DEGREES 48 MINUTES 30 SECONDS EAST 440.10 FEET TO A POINT IN THE SAID STREAM AT THE NORTHEAST CORNER OF THE SAID SMITH PARCEL, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH CAPS) AT 163.74 FEET AND 227.48 FEET;

THENCE WITH THE SOUTH LINE OF PARCELS CONVEYED TO VICTOR W. WOODRUFF (OFFICIAL RECORD VOLUME 1908, PAGE 781) AND JEFFREY J. JAMES (DEED VOLUME 618, PAGE 160), SOUTH 80 DEGREES 10 MINUTES 20 SECONDS EAST 303.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 81.45 FEET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID MILDRED TEISINGER PARCEL, SOUTH 01 DEGREES 36 MINUTES 51 SECONDS EAST 456.42 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING OF THIS EASEMENT, PASSING AN IRON PIN SET AT 202.80 FEET;**

THENCE CONTINUING THROUGH THE SAID TEISINGER PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 83 DEGREES 46 MINUTES 48 SECONDS EAST 191.49 FEET TO A POINT;
2. SOUTH 06 DEGREES 13 MINUTES 12 SECONDS EAST 92.55 FEET TO A POINT IN THE CENTER OF US ROUTE 40 (WEST PIKE);

THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD OF SOUTH 84 DEGREES 00 MINUTES 21 SECONDS WEST 50.00 FEET, AN ARC DISTANCE OF 50.00 FEET AND A DELTA ANGLE OF 1 DEGREES 00 MINUTES 00 SECONDS TO POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE ABOVE SAID TEISINGER PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

5899 RICHARD TEISINGER

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1. NORTH 06 DEGREES 13 MINUTES 12 SECONDS WEST 42.35 FEET TO A POINT;
2. SOUTH 83 DEGREES 46 MINUTES 48 SECONDS WEST 145.44 FEET TO A POINT;
3. NORTH 01 DEGREES 36 MINUTES 51 SECONDS WEST 50.15 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 5.94 FEET.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 5.13 ACRES COMPLETED MAY 2, 2002 BY C.R. HARKNESS PS6885.

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

I, MICHAEL D. NICHOLS, 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 AUGUST, 2016, FROM A FIELD SURVEY COMPLETED BY ME ON THE 4TH DAY OF AUGUST, 2016.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/23/16
Date

Fee Paid

DESCRIPTION
APPROVED

By: Michael D. Nichols 8/23/16

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NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/23/16
Date

Fee Paid

DESCRIPTION
APPROVED

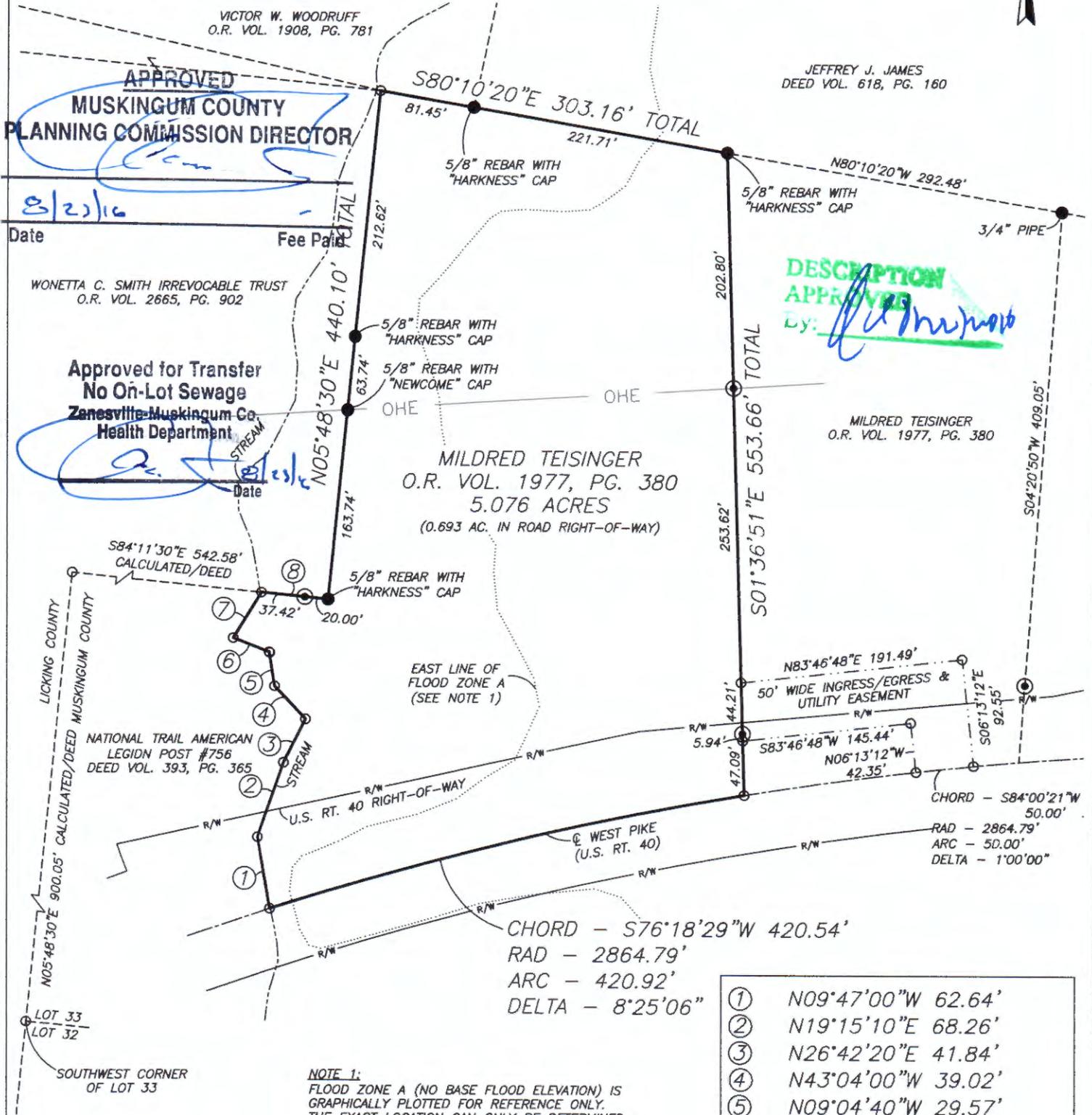
By: Michael D. Nichols 8/23/16

SURVEY FOR MILDRED TEISINGER/RICHARD TEISINGER

AUDITORS PARCEL NUMBER
25-25-65-03-22-000 (PART - 5.076 AC.)

BEING A PART OF THE PARCEL CONVEYED TO MILDRED TEISINGER IN O.R. VOLUME 1977, PAGE 380 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN LOT 33, 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 5.13 ACRES PARCEL COMPLETED MAY 2, 2002 BY C.R. HARKNESS PS6885.



①	N09°47'00"W 62.64'
②	N19°15'10"E 68.26'
③	N26°42'20"E 41.84'
④	N43°04'00"W 39.02'
⑤	N09°04'40"W 29.57'
⑥	N68°46'00"W 33.36'
⑦	N31°44'50"E 46.29'
⑧	S84°11'30"E 57.42' TOTAL

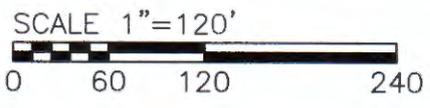
NOTE 1:
FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 5.13 AC. PARCEL COMPLETED MAY 2, 2002 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 2.08± AC. PARCEL COMPLETED DEC. 19, 2010 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 3.53± AC. PARCEL COMPLETED DEC. 19, 2010 BY J.D. NEWCOME PS7321
FEMA FLOOD INSURANCE RATE MAP 39119C0275G
MUSKINGUM COUNTY GIS

LEGEND

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



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 8th DAY OF AUGUST, 2016, FROM A FIELD SURVEY COMPLETED THE 4th DAY OF AUGUST, 2016.

OFFICE COPY
NOT RECORDABLE

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.

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: 08-08-16	SCALE: 1"=120'
CHECKED BY: MDN	JOB NO: 5899	DRAWING NO: Z:\5899\5899.dwg