62-26-03-12-000

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike Zanesville, OH 43701

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CHRISTIANN AUSMUS KALISZ AUDITORS PARCEL NUMBERS 62-62-26-03-12-000 (ALL)

BEING THE FIRST AND SECOND PARCELS CONVEYED TO CHRISTIANN AUSMUS KALISZ IN O.R. VOLUME 2717, PAGE 615 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 10, TOWNSHIP 16, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10:

THENCE WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST 293.10 FEET (DEED/CALCULATED) TO A POINT IN THE CENTER OF COUNTY ROAD 142 (OLD COOPERMILL ROAD), SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE WITH THE CENTER OF SAID ROAD AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO RONALD D. AND EVELYN K. TEMPLE IN O.R. VOLUME 2123, PAGE 569, THE NEXT FOUR COURSES AND DISTANCES:

- 1. NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 47.71 FEET TO A POINT;
- 2. NORTH 88 DEGREES 19 MINUTES 00 SECONDS EAST 50.81 FEET TO A POINT;
- SOUTH 88 DEGREES 30 MINUTES 00 SECONDS EAST 132.07 FEET TO A POINT;
- 4. SOUTH 88 DEGREES 45 MINUTES 25 SECONDS EAST 146.68 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST 67.29 FEET TO A MAG NAIL SET IN THE CENTER OF COUNTY ROAD 71 (COOPERMILL ROAD), PASSING AN IRON PIN SET AT 33.75 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD 71 AND THE NORTH LINE OF A PARCEL CONVEYED TO KEITH D. AND MENDY L. STOTTS BY OFFICIAL RECORD VOLUME 2320, PAGE 494, SOUTH 65 DEGREES 46 MINUTES 40 SECONDS WEST 142.49 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID CENTER (NORTH LINE OF THE STOTTS PARCEL), SOUTH 63 DEGREES 51 MINUTES 00 SECONDS WEST 275.00 FEET TO A POINT ON THE WEST LINE OF THE ABOVE SAID SOUTHEAST QUARTER OF SECTION 10, SAID POINT BEING NORTH 00 DEGREES 01 MINUTES 13 SECONDS WEST 22.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-NO ID CAP);

THENCE CONTINUING WITH THE CENTER OF SAID COUNTY ROAD 71 AND THE NORTH LINE OF A PARCEL CONVEYED TO TERRY D. TYSINGER BY DEED VOLUME 672, PAGE 348, SOUTH 64 DEGREES 07 MINUTES 20 SECONDS WEST 90.87 FEET TO AN EXISTING RAILROAD SPIKE;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF PARCELS CONVEYED TO CHRISTOPHER T. AND ANGELA M. HOWELL BY OFFICIAL RECORD VOLUME 2736, PAGE 210 AND VOLUME 2346, PAGE 776, NORTH 02 DEGREES 56 MINUTES 57 SECONDS EAST 275.00 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID COUNTY ROAD 142, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH WJB-5718 ID CAPS) AT 57.06 FEET AND 242.06 FEET;

6004 KALISZ

62.26-03-12-000 A

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THENCE WITH THE CENTER OF THE SAID ROAD, NORTH 79 DEGREES 55 MINUTES 25 SECONDS EAST 64.62 FEET TO A POINT, SAID POINT BEING SOUTH 00 DEGREES 38 MINUTES 38 SECONDS WEST 43.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-NO ID CAP);

THENCE WITH THE CENTER OF SAID ROAD, NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 3.92 FEET TO THE PLACE OF BEGINNING:

CONTAINING 1.817 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 71 (COOPERMILL ROAD) AND COUNTY ROAD 142 (OLD COOPERMILL ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

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

THE BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 13.310 ACRES PERFORMED BY WAYNE A. KNISELY, PS 7231, DATED JUNE 18, 2008 AS RECORDED IN OFFICIAL RECORD 2320, PAGE 494 OF THE MUSKINGUM COUNTY DEED RECORDS.

I, MICHAEL D. NICHOLS (PS6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 27TH DAY OF JULY 2017, FROM A FIELD SURVEY COMPLETED THE 26TH DAY OF JULY 2017.

MICHAEL D. NICHOLS

PRÓFESSIONAL SURVEYOR 6923

MICHAEL D.

AVEY

DESCRIPTION NICHOLS S-6923

SURVEY FOR CHRISTIANN AUSMUS KALISZ

AUDITORS PARCEL NUMBER 62-62-26-03-12-000 (ALL)

BEING THE FIRST AND SECOND PARCELS CONVEYED TO CHRISTIANN AUSMUS KALISZ BY DEED RECORDED IN OFFICIAL RECORD 2717, PAGE 615 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN SECTION 10, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE NORTH LINE OF A PREVIOUS SURVEY OF 13.310 ACRES PERFORMED BY WAYNE A. KNISELY, PS 7231, DATED JUNE 18, 2008 AS RECORDED IN OFFICIAL RECORD 2320, PAGE 494 OF THE MUSKINGUM COUNTY DEED RECORDS.



NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10

SECTION LINE S.00'01'13"E. 293.10' DEED/CAL

RONALD D. & EVELYN K. TEMPLE O.R. 2123, PG. 569

CATHERINE J. WARTENBE 1068, PG. 97 DEED VOL.

5/8" REBAR WJB-5718 CAP

94

32

00

85

5.64.07.20

90.87

02.56'57"E

VOL. 2717, PAGE SECOND PARCEL

0.7

5/8" REBAR ● NO ID CAP

CHRISTOPHER T. & ANGELA M. HOWELL O.R. 2346, PG. 776

N.83'32'00"E. 5.00°38'38"W. 43.00 S.88'30'00"E. 51.63 N.79'55'25"E. 132.07 64.62 3.92 47.7 N.88*19'00"E.

> N.00'01'13"W. 22.00

(OLD COOPERMILL ROAD) 40 FT. R/W S.88°45'25"E. 146.68

COUNTY ROAD 142

THIS TRIANGULAR SHAPED PARCEL IS NOT DESCRIBED AS PART OF THE KALISZ DEED

NO ID CAP

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MARIBEI

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CLARKE 889, PG.

889

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CHRISTIANN AUSMUS KALISZ O.R. VOL. 2717, PAGE 615 1.817 ACRES-TOTAL

50.81

O.R. VOL. 2717, PAGE 615 FIRST PARCEL 5.63'51'00"W. 275.00'

COUNTY ROAD 71

5.65'46'40"W.

142.49

(COOPERMILL ROAD) 40 FT. R/W

KEITH D. & MENDY L STOTTS O.R. 2320, PG. 494

TERRY D. TYSINGER VOL. 672, PG. DEED 348

RESEARCH

STOPHER T. A. HOWELL SELA M. HOWELL SELA PG. 2136. PG. 2736. PG. 10

DEEDS AS SHOWN
DEED BOOK "K", PAGE 468
PREVIOUS SURVEY OF A 13,310 AC. PARCEL
COMPLETED JUNE 18, 2008 BY W.A. KNISELY PS 7231
PREVIOUS SURVEY OF A 1.50 AC. PARCEL
COMPLETED JUNE 14, 1983 BY LP. DINAN PS 5451
PREVIOUS SURVEY OF A 2,010 AC. PARCEL
COMPLETED APRIL 1, 1992 BY W.J. BIEDENBACH PS 5718
PREVIOUS SURVEY OF A 0.38 AC. PARCEL
COMPLETED SEPT 24, 1999 BY C.R. HARKNESS PS 6885
PREVIOUS SURVEY OF A 0.193 AC. PARCEL
COMPLETED MAY 16, 1997 BY C.R. HARKNESS PS 6885
PREVIOUS SURVEY OF A 0.88 AC. PARCEL
COMPLETED NOV 14, 2012 BY L.P. DINAN PS 5451

DESCRIPTION

SCALE 1"=100" 50 100

0.00

LEGEND

EXISTING IRON PIN

IRON PIN SET (5/8" REBAR W/CAP)

ANGLE POINTS

STONE FOUND

RAILROAD SPIKE FOUND

MAG NAIL SET

I, MICHAEL D. NICHOLS, HEREBY CERTIFIES
TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 27th DAY OF JULY, 2017,
FROM BELIEF COMPLETED THE 26th DAY
OF JACKSTON

D.

PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 47-33-37 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, IN 3010 EAST PIKE, ZANESVILLE, CHIO 43701 e: 740-453-4850, fax: 740-450-1000, email: BEl**0**rmhio.com

DRAWN BY: JWL	DATE: 07-27-17	SCALE: 1"=100"
CHECKED BY: MDN	JOB NO: 6004	DISAMING NO: 2:\5004\5004.deg /