

17-51-03-41-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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

**RITA SCHINDLER**  
AUDITORS PARCEL NUMBER  
17-17-51-03-41-000 (ALL)

BEING A PART OF LOT 11 OF MONROE AND DUNCAN'S SUBDIVISION AS RECORDED IN DEED BOOK P, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN (5/8 INCH REBAR-DISTURBED, IRON PIN RESET) AT THE SOUTHWEST CORNER OF THE SAID LOT 11;

**THENCE** WITH THE SOUTH LINE OF SAID LOT (IN COMMON WITH THE SOUTH LINE OF A PARCEL CONVEYED TO ROBERT E. AND TERESA M. CARPENTER AS RECORDED IN OFFICIAL RECORD VOLUME 2728, PAGE 259, SOUTH 88 DEGREES 30 MINUTES 30 SECONDS EAST 418.52 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP), SAID IRON PIN BEING THE TRUE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID LOT LINE AND WITH THE EAST LINE OF PARCELS CONVEYED TO ROBERT E. AND THEREASA M. CARPENTER (O.R. VOLUME 2728, PAGE 259 AND O.R. VOLUME 2736, PAGE 505), NORTH 07 DEGREES 44 MINUTES 00 SECONDS EAST 318.33 FEET TO A POINT IN COUNTY ROAD 296 (JERSEY RIDGE ROAD), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 94.91 FEET AND AN IRON PIN SET AT 291.33 FEET;

**THENCE** LEAVING THE SAID CARPENTER EAST LINE AND WITH THE SAID ROAD, SOUTH 50 DEGREES 11 MINUTES 00 SECONDS EAST 174.98 FEET TO A POINT IN SAID ROAD AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO BARBARA ANN HAYES (OFFICIAL RECORD 1568, PAGE 540);

**THENCE** LEAVING THE SAID ROAD AND WITH THE WEST LINE OF THE SAID HAYES PARCEL, SOUTH 01 DEGREES 13 MINUTES 00 SECONDS WEST 207.94 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (1 INCH SOLID ROD) AT 41.97 FEET;

**THENCE** WITH THE SOUTH LINE OF THE SAID LOT 11, NORTH 88 DEGREES 30 MINUTES 30 SECONDS WEST 172.88 FEET TO **PLACE OF BEGINNING**.

**CONTAINING** 0.954 ACRES, SUBJECT TO ALL LEGAL RIGHT-OF-WAY OF COUNTY ROAD 296 (JERSEY RIDGE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS (BASELINE PS 6923 PS 8536)

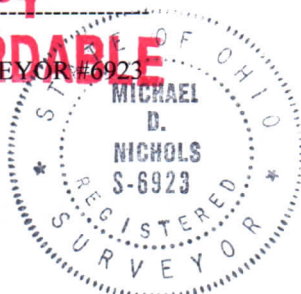
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

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 18TH DAY OF OCTOBER 2018, FROM A FIELD SURVEY COMPLETED THE 18TH DAY OF OCTOBER 2018.

**OFFICE COPY**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923

6134 SCHINDLER



DESCRIPTION

APPROVED

By: *[Signature]*

17-51-03-41-000 A

# SURVEY FOR RITA SCHINDLER

AUDITORS PARCEL NUMBER  
17-17-51-03-41-000 (ALL)

BEING A PART OF LOT 11 OF MONROE AND DUNCAN'S SUBDIVISION AS RECORDED IN DEED BOOK P, PAGE 519 OF THE MUSKINGUM COUNTY DEED RECORDS, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

DESCRIPTION

APPROVED

By: *[Signature]*

MICHAEL C. & NEDDENA L. YOUNG  
OR 2236, PG. 724

ROBERT E. & TEREASA  
M. CARPENTER  
O.R. 2736, PG. 505

ROBERT E. & TEREASA  
M. CARPENTER  
O.R. 2728, PG. 259

RITA M. SCHINDLER  
DEED 1046, PG. 7  
0.954 ACRES

BARBARA ANN HAYES  
O.R. 1568, PG. 540

AARON J. & AMANDA B. ROBBINS  
OR 2543, PG. 653

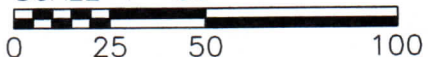
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 0.821 AC. PARCEL  
COMPLETED AUG. 25, 1988 BY W.H. DERWACHTER PS 5437  
PREVIOUS SURVEY OF A 0.43 AC. PARCEL  
COMPLETED NOV. 9, 1972 BY J.R. MARSHALL PS 5307  
PREVIOUS SURVEY OF A 25.546 AC. PARCEL  
COMPLETED APR 20, 1993 BY W.H. DERWACHTER PS 5437  
PREVIOUS SURVEY OF A 4.87 AC. PARCEL  
COMPLETED SEPT 28, 1980 BY L.P. DINAN PS 5451

## LEGEND

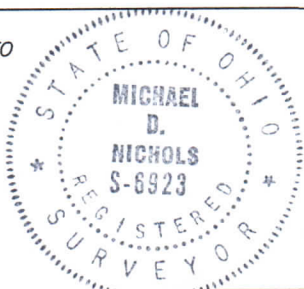
- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=50'



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 18th DAY OF OCTOBER, 2018, FROM A FIELD SURVEY COMPLETED THE 18th DAY OF OCTOBER, 2018.

*[Signature]*  
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: 10-18-18

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 6134

DRAWING NO:  
Z:\6134\6134.dwg