

## SURVEY FOR RICHARD TEISINGER

AUDITORS PARCEL NUMBER

NONE - SURVEY GAP

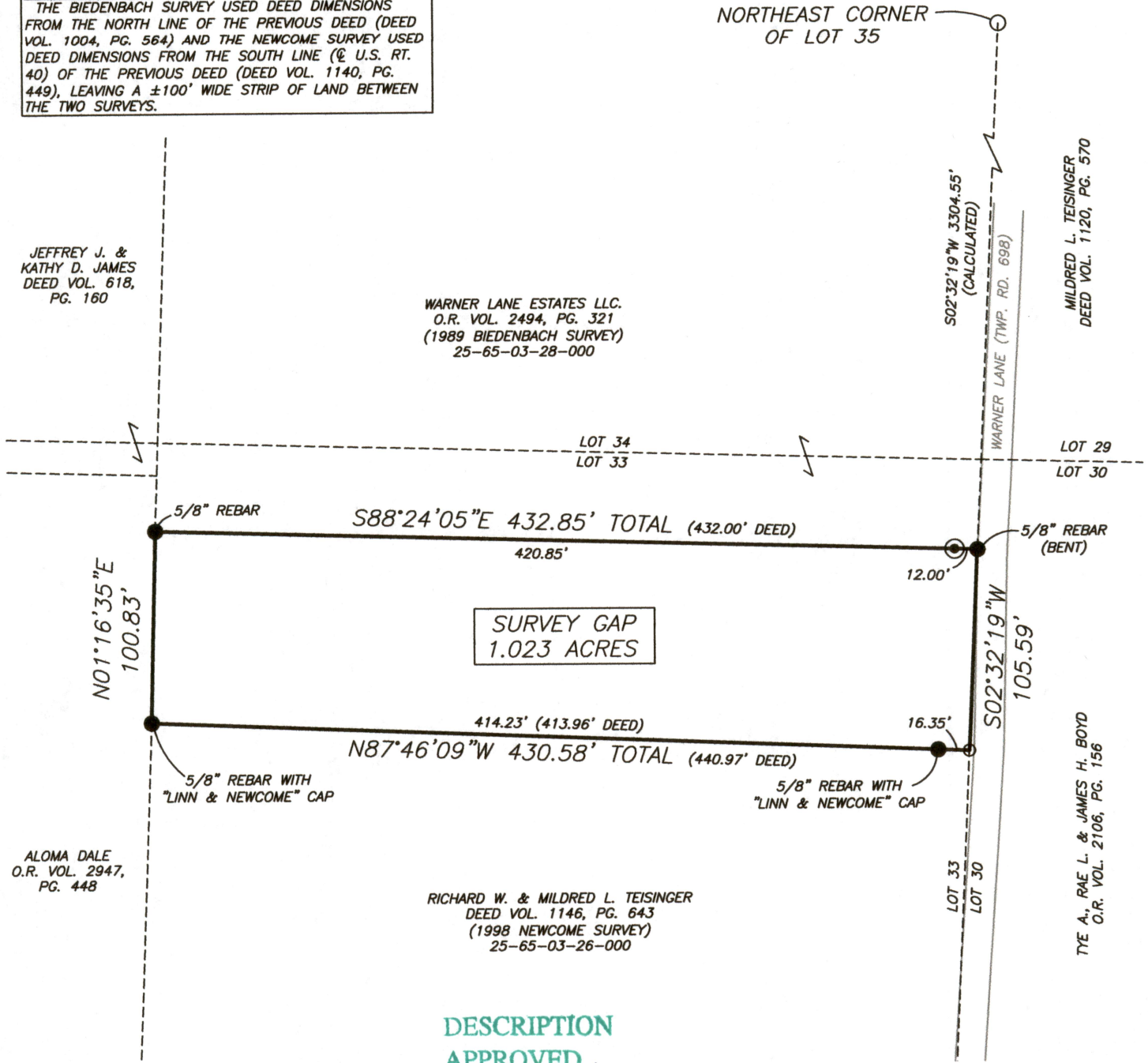
TO BE COMBINED WITH 25-65-03-26-000

BEING A SURVEY GAP BETWEEN THE PARCEL CONVEYED TO WARNER LANE ESTATES LLC (O.R. VOLUME 2494, PAGE 321) AND THE PARCEL CONVEYED TO RICHARD W. AND MILDRED L. TEISINGER (DEED VOLUME 1146, PAGE 643). 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 OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

## SURVEY GAP NOTE

THE BIEDENBACH SURVEY USED DEED DIMENSIONS FROM THE NORTH LINE OF THE PREVIOUS DEED (DEED VOL. 1004, PG. 564) AND THE NEWCOME SURVEY USED DEED DIMENSIONS FROM THE SOUTH LINE (U.S. RT. 40) OF THE PREVIOUS DEED (DEED VOL. 1140, PG. 449), LEAVING A  $\pm 100'$  WIDE STRIP OF LAND BETWEEN THE TWO SURVEYS.



## DESCRIPTION

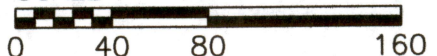
APPROVED

By: *Michael D. Nichols*

## LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8\"/>

SCALE 1\"/&gt;

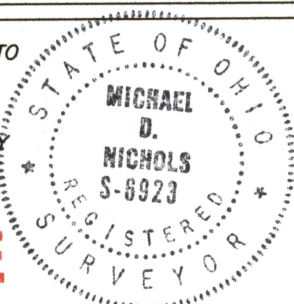


## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 11.268 $\pm$  AC. PARCEL  
COMPLETED MARCH 30, 1989 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 4.59 $\pm$  AC. PARCEL  
COMPLETED JULY 10, 1998 BY J.D. NEWCOME PS7321  
MUSKINGUM COUNTY GIS

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 3rd DAY OF MAY, 2021, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF APRIL 2021.

MICHAEL D. NICHOLS  
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 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, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWJ

DATE: 05-03-21

SCALE: 1\"/&gt;

CHECKED BY: MDN

JOB NO: 6452

DRAWING NO:  
Z:\6409\6451.dwg