

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
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TERESA G. SCHULTHEIS

AUDITORS PARCEL NUMBER 80-81-28-02-02-001 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO TERESA G. SCHULTHEIS IN OFFICIAL RECORD VOLUME 2414, PAGE 99 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE FIRST WARD OF THE CITY OF ZANESVILLE AND BEING IN FRACTIONAL SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF FRACTIONAL SECTION 6 AND THE CENTERLINE OF STATE ROUTE 60 (STATION 204+29.0 PER PLAN RECORDED IN PLAT BOOK 11, PAGE 27);

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. NORTH 02 DEGREES 46 MINUTES 53 SECONDS WEST 295.42 FEET (DEED) TO A POINT;
2. NORTH 02 DEGREES 35 MINUTES 04 SECONDS WEST 68.35 FEET (DEED) TO A POINT;
3. NORTH 02 DEGREES 24 MINUTES 17 SECONDS WEST 100.08 FEET (DEED) TO A POINT;
4. NORTH 02 DEGREES 26 MINUTES 24 SECONDS WEST 539.68 FEET (DEED) TO A POINT
5. NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST 130.20 FEET (DEED) TO A POINT;
6. NORTH 01 DEGREES 33 MINUTES 54 SECONDS WEST 9.25 FEET (DEED) TO A POINT, SAID POINT BEING NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST 26.50 FEET FROM AN EXISTING IRON PIN (1 INCH PIPE);
7. NORTH 02 DEGREES 11 MINUTES 53 SECONDS WEST 291.85 FEET (CALCULATED) TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE PARCEL CONVEYED TO VANCE R. MARTIN GST EXEMPT FAMILY TRUST, FBO GRACE M. JOHNSTON, TRUSTEE IN OFFICIAL RECORD VOLUME 2443, PAGE 362, SOUTH 85 DEGREES 51 MINUTES 36 SECONDS WEST 47.44 FEET TO A POINT ON THE LOW WATER MARK OF THE MUSKINGUM RIVER;

THENCE LEAVING THE SAID GRACE JOHNSTON, TRUSTEE NORTH LINE AND WITH THE SAID LOW WATER MARK, NORTH 04 DEGREES 05 MINUTES 50 SECONDS WEST 349.23 FEET TO A POINT;

THENCE LEAVING THE SAID LOW WATER MARK AND WITH THE SOUTH LINE OF A 1.00 ACRE PARCEL CONVEYED TO JAMIE AND JASON WHITE (OFFICIAL RECORD VOLUME 1719, PAGE 563), SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 80.00 FEET, A TOTAL DISTANCE OF 579.19 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING SOUTH 04 DEGREES 06 MINUTES 33 SECONDS EAST 75.46 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID SOUTH LINE OF THE WHITE PARCEL AND WITH THE WEST LINE OF A PARCEL CONVEYED TO LUTHER AND ANNA HILL (DEED VOLUME 652, PAGE 25), SOUTH 04 DEGREES 06 MINUTES 33 SECONDS EAST 303.73 FEET TO AN IRON PIN SET, SAID IRON PIN BEING NORTH 04 DEGREES 06 MINUTES 33 SECONDS WEST 150.77 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

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THENCE WITH THE NORTH LINE OF THE ABOVE SAID GRACE M. JOHNSTON, TRUSTEE PARCEL, SOUTH 85 DEGREES 51 MINUTES 36 SECONDS WEST, PASSING AN EXISTING IRON PIN (GIN PIN), AT 405.09 FEET, A TOTAL DISTANCE OF 530.06 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.328 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAY OF STATE ROUTE 60 (WAYNE AVENUE) AND ALL OTHER APPLICABLE EASEMENTS

ALSO SUBJECT TO THE PERMANENT EASEMENT FOR INGRESS AND EGRESS, SEPTIC SYSTEMS, AND BUSINESS SIGN PURPOSES AS RECORDED IN OFFICIAL RECORD VOLUME 2415, PAGE 493.

ALSO SUBJECT TO THE FOLLOWING EASEMENT:

BEING A PART OF THE PARCEL CONVEYED TO TERESA SCHULTHEIS IN OFFICIAL RECORD VOLUME 2414, PAGE 99 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE FIRST WARD OF THE CITY OF ZANESVILLE AND BEING IN FRACTIONAL SECTION 6, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF FRACTIONAL SECTION 6, AND THE CENTERLINE OF STATE ROUTE 60 (STATION 204+29.0 PER PLAN RECORDED IN PLAT BOOK 11, PAGE 27);

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING EIGHT COURSES AND DISTANCES:

1. NORTH 02 DEGREES 46 MINUTES 53 SECONDS WEST 295.42 FEET (DEED) TO A POINT;
2. NORTH 02 DEGREES 35 MINUTES 04 SECONDS WEST 68.35 FEET (DEED) TO A POINT;
3. NORTH 02 DEGREES 24 MINUTES 17 SECONDS WEST 100.08 FEET (DEED) TO A POINT;
4. NORTH 02 DEGREES 26 MINUTES 24 SECONDS WEST 539.68 FEET (DEED) TO A POINT
5. NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST 130.20 FEET (DEED) TO A POINT;
6. NORTH 01 DEGREES 33 MINUTES 54 SECONDS WEST 9.25 FEET (DEED) TO A POINT, SAID POINT BEING NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST 26.50 FEET FROM AN EXISTING IRON PIN (1 INCH PIPE);
7. NORTH 02 DEGREES 11 MINUTES 53 SECONDS WEST 291.85 FEET (CALCULATED) TO A POINT;
8. NORTH 11 DEGREES 46 MINUTES 33 SECONDS WEST 352.12 FEET (CALCULATED) TO A POINT AT THE LOW WATER MARK OF THE MUSKINGUM RIVER;

THENCE WITH THE NORTH LINE OF THE SAID SCHULTHEIS TRACT (ALSO BEING THE SOUTH LINE OF A 1.00 ACRE PARCEL CONVEYED TO JAMIE AND JASON WHITE IN O.R. VOLUME 1719, PAGE 563), SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 80.00 FEET, A TOTAL DISTANCE OF 201.25 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID WHITE SOUTH LINE, SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST 156.87 FEET TO A POINT;

THENCE LEAVING THE SAID WHITE SOUTH LINE AND TRAVERSING THROUGH THE SAID SCHULTHEIS TRACT THE FOLLOWING 6 COURSES AND DISTANCES:

1. SOUTH 06 DEGREES 31 MINUTES 25 SECONDS EAST 9.94 FEET TO A POINT;
2. SOUTH 83 DEGREES 28 MINUTES 35 SECONDS WEST 38.81 FEET TO A POINT;
3. NORTH 88 DEGREES 54 MINUTES 07 SECONDS WEST 79.07 FEET TO A POINT;
4. NORTH 78 DEGREES 29 MINUTES 21 SECONDS WEST 16.96 FEET TO A POINT;
5. NORTH 72 DEGREES 51 MINUTES 32 SECONDS WEST 10.44 FEET TO A POINT;

5748 TERESA SCHULTHEIS

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6. NORTH 62 DEGREES 03 MINUTES 23 SECONDS WEST 15.60 FEET TO A POINT TO THE **PLACE OF BEGINNING.**

ALSO THE USE OF THE EASEMENTS CONVEYED FROM DELORES C. SCHULTHEIS AND JAMIE AND JASON WHITE AS DESCRIBED IN OFFICIAL RECORD VOLUME 2617, PAGE 633 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.000 MORE OR LESS ACRES TRACT COMPLETED AUGUST 20, 2001 BY M.D. NICHOLS PS6923.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF SEPTEMBER 2015, FROM A FIELD SURVEY COMPLETED THE 214TH DAY OF NOVEMBER, 2014.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923



DESCRIPTION
APPROVED

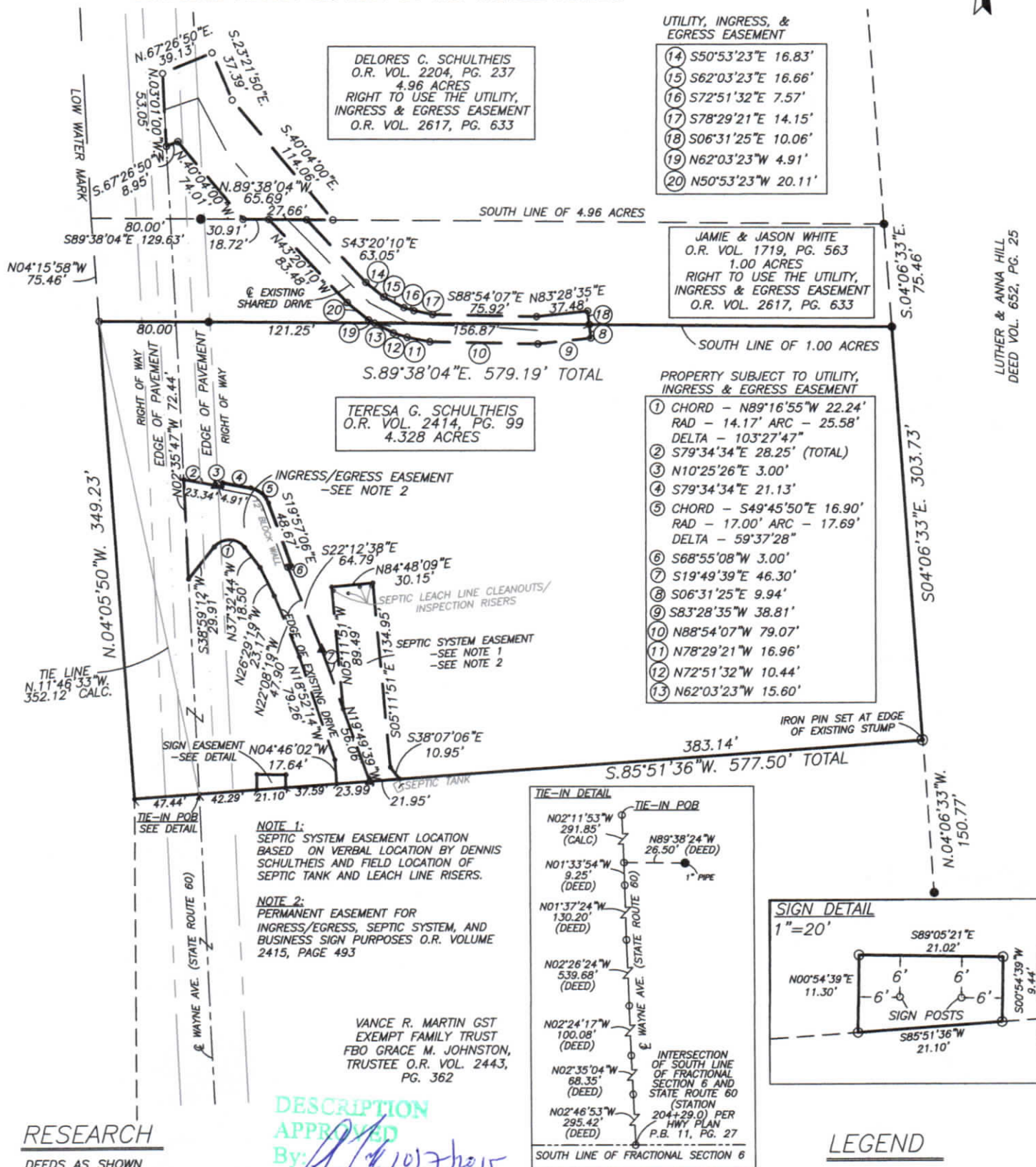
By:

SURVEY FOR TERESA SCHULTHEIS

AUDITOR PARCEL NO. 80-81-28-02-02-001 (ALL)

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BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.000 MORE OR LESS ACRES TRACT COMPLETED AUGUST 20, 2001 BY M.D. NICHOLS PS6923.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 2.175 AC. TRACT
COMPLETED OCT. 10, 1980 BY J.L. GAMBLE PS5737
PREVIOUS SURVEY OF A 2.016 AC. TRACT
COMPLETED SEPT. 11, 1980 BY J.L. GAMBLE PS5737
PREVIOUS SURVEY OF A 1.000± AC. TRACT
COMPLETED AUG. 20, 2001 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 5.013± AC. TRACT
COMPLETED FEB. 26, 1999 BY W.J. BIEDENBACH PS5718

DESCRIPTION

APPROVED
By: *[Signature]*

VANCE R. MARTIN GST
EXEMPT FAMILY TRUST
FBO GRACE M. JOHNSTON,
TRUSTEE O.R. VOL. 2443,
PG. 362

SCALE 1"=100'

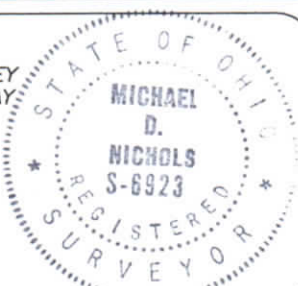


LEGEND

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 14TH DAY OF SEPTEMBER, 2015, FROM A FIELD SURVEY COMPLETED THE 14TH DAY OF NOVEMBER, 2014.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWJ

DATE: 09-14-15

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 5509

DRAWING NO:

Z:\5509\5509.dwg