

82-16-02-01-000

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SURVEY FOR WINIFRED M. KRIGBAUM AUDITORS PARCEL NUMBER 80-82-16-02-01-000 (ALL)

BEING THE PARCEL CONVEYED TO WINIFRED M. KRIGBAUM IN DEED VOLUME 730, PAGE 190 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SECOND WARD OF THE CITY OF ZANESVILLE, SECTION 12, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" PIPE FILLED WITH CONCRETE AT THE NORTHEAST CORNER OF LOT 128 OF THE LINDBERGH ALLOTMENT (PLAT BOOK 2, PAGE 1-A);

THENCE WITH THE SOUTH LINE OF LINDBERG AVENUE (50 FEET WIDE), SOUTH 84 DEGREES 06 MINUTES 14 SECONDS EAST 50.00 FEET AN EXISTING IRON PIN (1 INCH AXLE);

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO CATHLEEN MAE TRAEGER AND LEWIS CLARKE, SOUTH 03 DEGREES 06 MINUTES 40 SECONDS WEST 84.57 FEET TO AN EXISTING IRON PIN (1 INCH AXLE);

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO SEAN CALENDINE IN O.R. VOLUME 2185, PAGE 275, NORTH 87 DEGREES 16 MINUTES 53 SECONDS WEST 49.76 FEET TO AN EXISTING IRON PIN (1 INCH AXLE);

THENCE WITH THE EAST LINE OF THE ABOVE SAID LOT 128 (EAST LINE OF A PARCEL CONVEYED TO BENJAMIN P. GUILER IN O.R. VOLUME 2168, PAGE 135), NORTH 02 DEGREES 59 MINUTES 33 SECONDS EAST 87.34 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 0.098 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

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

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED THE 6TH DAY OF JULY, 2016.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION
APPROVED**
By: *[Signature]* 7/15/16

82-16-02-01-000 A

BOUNDARY AND MORTGAGE SURVEY FOR WINIFRED M. KRIGBAUM

AUDITORS PARCEL NUMBER
80-82-16-02-01-000 (ALL)

BEING THE PARCEL CONVEYED TO WINIFRED M. KRIGBAUM IN DEED VOLUME 730, PAGE 190 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SECOND WARD OF THE CITY OF ZANESVILLE, SECTION 12, TOWNSHIP 16, RANGE 14 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, MUSKINGUM COUNTY, OHIO.

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

LINDBERG AVE. (50')

CONCRETE CURB

CONCRETE SIDEWALK
S84°06'14"E 50.00'NORTHEAST CORNER
OF LOT 1283" PIPE FILLED
WITH CONCRETE

11.4' FOUNDATION

3.5' FOUNDATION

BRICK CHIMNEY

28'x46'
1 1/2 STORY
FRAME HOUSE

GARAGE

1" AXLE
(BESIDE 1/2" REBAR)

0.4' FOUNDATION

SEE DETAIL

0.5' FOUNDATION

CHAIN LINK FENCE

WINIFRED M. KRIGBAUM
DEED VOL. 730, PG. 190
0.098 ACRESN87°16'53"W 49.76'
(50.00' PREVIOUS)SEAN CALEDINE
O.R. VOL. 2185, PG. 275N02°50'20"E 77.86'
(78.00' PREVIOUS)

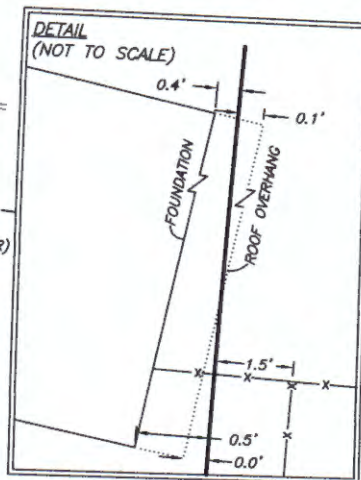
1" AXLE

N02°59'33"E 92.64'
(93.06' PREVIOUS)

1" AXLE

LINDBERGH ALLOTMENT (PLAT BOOK 2, PAGE 1-A)

LOT 68

DESCRIPTION
APPROVEDBy: *[Signature]*CATHLEEN MAE TRAEGER & LEWIS CLARKE
O.R. VOL. 1623, PG. 669

FLOOD NOTE

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 39119C 0292G, EFFECTIVE DATE OF JULY 6, 2010. EXACT ELEVATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

ADDRESS: 828 LINDBERGH AVE.
ZANESVILLE, OHIO 43701

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE CORRECT AS SHOWN; THAT THERE ARE NO ENCROACHMENTS ON SUBJECT PREMISES BY IMPROVEMENTS ON ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON SUBJECT PREMISES, EXCEPT AS SHOWN; AND THAT ADVERSE USE AND/OR EASEMENTS APPARENT FROM A VISUAL INSPECTION OR KNOWN TO THE UNDERSIGNED ARE SHOWN HEREON; AND THAT THE SAID PREMISES ABUTS UPON A STREET IN APPARENT USE, UNLESS OTHERWISE SHOWN. THIS MORTGAGE LOCATION SURVEY IS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OF THE ADMINISTRATIVE CODE.

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.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.09 AC. AND 0.10 AC. PARCEL COMPLETED FEB. 16, 1961 BY R.B. PINNICK PS3858
PREVIOUS SURVEY OF A 0.19 AC. PARCEL COMPLETED AUG. 2, 1983 BY R.L. DANIELS PS5410
PREVIOUS SURVEY OF A 0.095± AC. PARCEL COMPLETED MARCH 22, 1985 BY W.J. BIEDENBACH PS5718

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 15th DAY OF JULY, 2016, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF JULY, 2016.

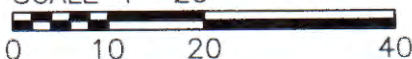
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



LEGEND

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

SCALE 1"=20'



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: 07-15-16

SCALE: 1"=20'

CHECKED BY: MDN

JOB NO: 5890

DRAWING NO:

Z:\5890\5890.dwg