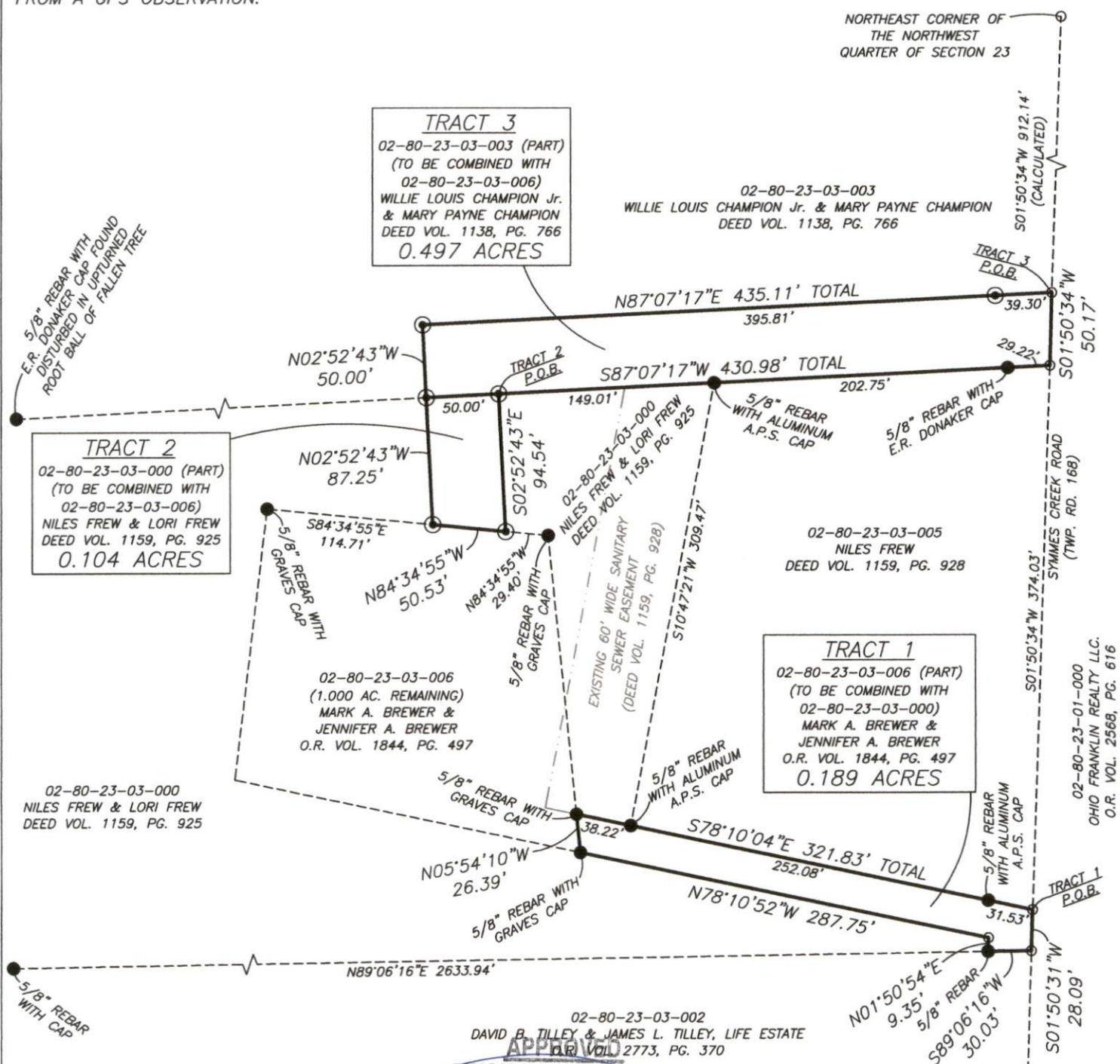


02-80-23-03-006 (PART), 02-80-23-03-000 (PART), & 02-80-23-03-003 (PART)

BEING PART OF A PARCEL CONVEYED TO MARK A. BREWER AND JENNIFER A. BREWER IN O.R. VOLUME 1844, PAGE 497, BEING PART OF A PARCEL CONVEYED TO NILES FREW AND LORI FREW IN DEED VOLUME 1159, PAGE 925 AND BEING PART OF A PARCEL CONVEYED TO WILLIE LOUIS CHAMPION Jr. AND MARY PAYNE CHAMPION IN DEED VOLUME 1138, PAGE 766. SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3, RANGE 6, OF THE UNITED STATES MILITARY LANDS, ADAMS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



SURVEYED TRACTS AS SHOWN ARE NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

02-80-23-03-002
DAVID B. TILLEY & JAMES L. TILLEY, LIFE ESTATE
APPROVED
2773, PG. 370
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: Arach

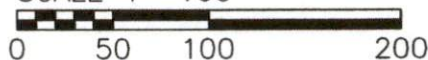
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.189 AC. PARCEL COMPLETED
SEPT. 16, 2003 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF A 2.000 AC. PARCEL COMPLETED
SEPT. 20, 1999 BY B.D. ECKELBERRY PS7103.
PREVIOUS SURVEY OF 5 TRACTS COMPLETED NOV. 1992
BY E.R. DONAKER PS7142.
MUSKINGUM COUNTY GIS

LEGEND DATE

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

SCALE 1"=100'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 11th DAY OF DECEMBER, 2024 FROM A FIELD SURVEY COMPLETED THE 11th DAY OF DECEMBER, 2024.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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@rroho.com, www.BaselineSurveyingInc.com

DRAWN BY: JW L

DATE: 12-11-24

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 7054

DRAWING NO:
3-1 3054\ 3054.dwg

DRAWING NO:
Z:\7054\7054.dwg