SURVEY FOR KELLY SIMS

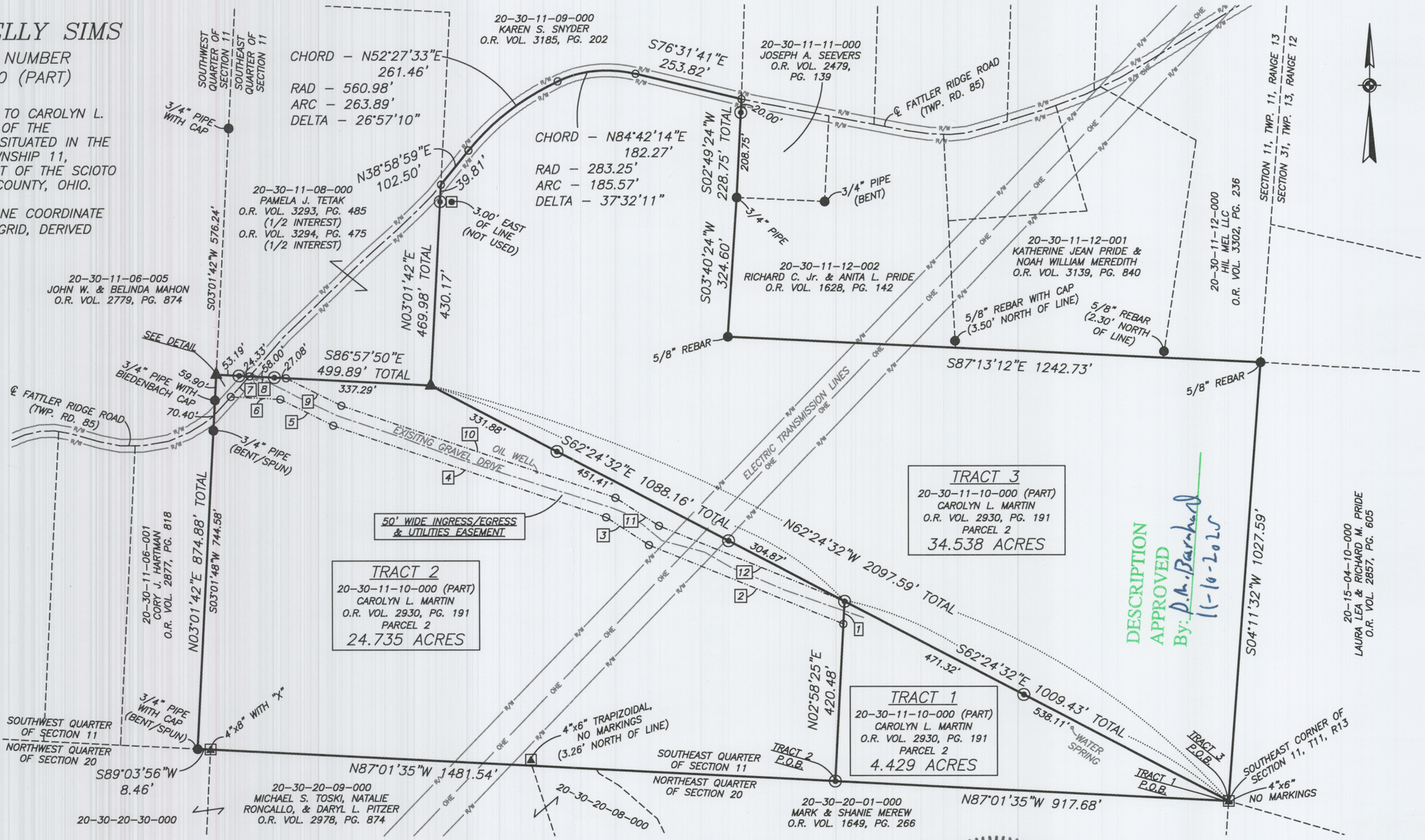
AUDITOR'S PARCEL NUMBER 20-30-11-10-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO CAROLYN L. MARTIN IN O.R. VOLUME 2930, PAGE 191 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

50' WIDE INGRESS/EGRESS & UTILITIES EASEMENT

1 S02°58'25"W 52.94'
2 N67°49'38"W 489.16'
3 N57°08'25"W 119.22'
4 N71°20'10"W 671.10'
5 N63°26'05"W 137.04'
6 N86°57'50"W 115.65'
7 N42°23'03"E 64.66'
8 S86°57'50"E 85.06' TOTAL
9 S63°26'05"E 144.00'
10 S71°20'10"E 673.88'
11 S57°08'25"E 120.77'
12 S67°49'38"E 467.08'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.99 AC. PARCEL COMPLETED APRIL 2, 1987 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 6.8349 AC. PARCEL COMPLETED MARCH 1, 2000 BY R.M. ROBERTS PS5803.
PREVIOUS SURVEY OF TWO 25.687 AC. PARCELS COMPLETED NOV. 30, 2017 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 39.519± AC. PARCEL COMPLETED MARCH 1, 2013 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 9.35 AC. AND A 3.24 AC. PARCEL COMPLETED JAN. 3, 1990 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 44.26± AC. PARCEL COMPLETED OCT. 17, 2016 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 4.028 AC. PARCEL COMPLETED FEB. 25, 2011 BY R. McFARLAND PS6416.
PREVIOUS SURVEY OF A 15.84 AC. PARCEL REVISED DEC. 15, 1983 BY L.P. DINAN PS5451.
MUSKINGUM COUNTY GIS

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/7/25
DATE

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- STONE FOUND
- RAILROAD SPIKE FOUND
- AXLE FOUND

SCALE 1"=250'
0 125 250 500

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 21st DAY OF OCTOBER, 2025, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF OCTOBER, 2025.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

STATE OF OHIO
JASON LEACHMAN
S-8536
REGISTERED
PROFESSIONAL SURVEYOR

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@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 10-21-25	SCALE: 1"=250'
CHECKED BY: MDN	JOB NO: 7240	DRAWING NO: Z:\7240\7240.dwg