

23-20-03-16-006 B

SURVEY FOR EDWARD GOEHLER

AUDITORS PARCEL NUMBER
23-20-03-16-003 (PART-20.250 AC.)

BEING A PART OF THE PARCEL CONVEYED TO EDWARD W. GOEHLER IN O.R. VOLUME 2387, PAGE 914 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: *[Signature]*

Date: 5/27/21

JOHN L. Sr. & AMY D. MOHLER
O.R. VOL. 2797, PAGE 589
(T.O.D. O.R. VOL. 2801, PG. 585)

PETER D. OLDHAM JR.
O.R. VOL. 2980, PAGE 644

23-20-03-16-003 (PART)
EDWARD W. GOEHLER
O.R. VOL. 2387, PAGE 914
20.250 ACRES

23-20-03-16-003 (REMAINDER)
EDWARD W. GOEHLER
O.R. VOL. 2387, PAGE 914
-SEE NOTE

23-20-03-16-002
EDWARD W. GOEHLER & J. ANN JOSEPH
DEED VOL. 1156, PAGE 20
-SEE NOTE

WOODED ACRES LTD.
O.R. VOL. 1515, PAGE 174

NOTE: THE REMAINDER OF PARCEL NUMBER 23-20-03-16-003 IS NOT TO BE TRANSFERRED IN THE FUTURE AS AN INDEPENDENT PARCEL. THE REMAINDER MUST BE TRANSFERRED WITH ALL OR PART OF PARCEL NUMBER 23-20-03-16-002 IN ORDER TO MAINTAIN LEGAL ACCESS, IN COMPLIANCE WITH THE MUSKINGUM COUNTY PLANNING COMMISSION REGULATIONS.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 70.733 AC. PARCEL
COMPLETED JUNE 23, 1999 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 5.50± AC. PARCEL
COMPLETED AUG. 13, 2012 BY B.K. McPEEK PS8517
PREVIOUS SURVEY OF A 21.053± AC. PARCEL
COMPLETED JUNE 03, 2004 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 21.053 AC. PARCEL
COMPLETED AUG. 24, 1999 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 1.970± AC. PARCEL
COMPLETED MAY 20, 1986 BY W.J. BIEDENBACH PS5718
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=300'

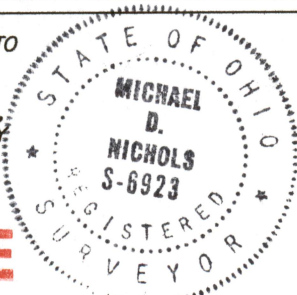
0 150 300 600

- 1 S30°45'48"E 126.25'
- 2 S76°51'37"W 271.79' TOTAL (259.36' DEED)
- 3 S02°07'18"W 155.26'

A "THE COLLINS PRESERVATION TRUST"
LISA CLARK, TRUSTEE &
PRESTON CURTIS, TRUSTEE
O.R. VOL. 2793, PG. 66

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 19th DAY OF MAY, 2021, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF MAY, 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, fax: 740-450-1000, email: BEI@rrohio.com

DRAWN BY: JWL

DATE: 05-19-21

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 6412

DRAWING NO:
Z:\6412\6412.dwg