

SURVEY FOR RONALD BRANSON

AUDITORS PARCEL NUMBERS

25-30-14-12-000 (ALL - 66.297 AC.) & 25-30-03-07-000 (ALL - 0.787 AC.)

BEING ALL OF THE FIRST AND SECOND PARCELS AS CONVEYED TO RONALD BRANSON IN O.R. VOLUME 3185, PAGE 65 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, AND THE NORTHEAST QUARTER OF FRACTIONAL SECTION 15, AND IN MILITARY LOT 23 OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

- 1 S02°41'33"W 193.28' TOTAL
- 2 N60°16'40"W 262.82'
- 3 N59°34'09"W 133.72'
- 4 N57°35'25"W 632.13'
- 5 N54°12'36"W 67.74'
- 6 N51°54'36"W 164.68'
- 7 N44°40'55"W 277.99'
- 8 N44°13'09"W 33.19'
- 9 N38°01'47"W 71.97'
- 10 N28°26'48"W 66.01'
- 11 N22°14'51"W 65.22'
- 12 N26°16'30"W 59.23'
- 13 N37°39'07"W 93.36'
- 14 N44°53'11"W 130.06'
- 15 N45°36'44"W 180.53'
- 16 N51°19'05"W 48.21'
- 17 N60°28'57"W 39.75'
- 18 N56°16'55"W 53.60'

- A 25-30-03-08-001
JEFFERY C. & RUBY F. REED
O.R. VOL. 2349, PG. 563
- B 25-30-14-10-000
KOREY J. FOSTER
O.R. VOL. 2189, PG. 802
- C 25-30-14-19-000
KOREY FOSTER &
KIMBERLY FOSTER &
LARRY D. BURNS, LIFE ESTATE
O.R. VOL. 3116, PG. 56
- D 25-24-15-17-000
KOREY FOSTER &
KIMBERLY FOSTER &
LARRY D. BURNS, LIFE ESTATE
O.R. VOL. 3116, PG. 56

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

2-16-2024

RESEARCH

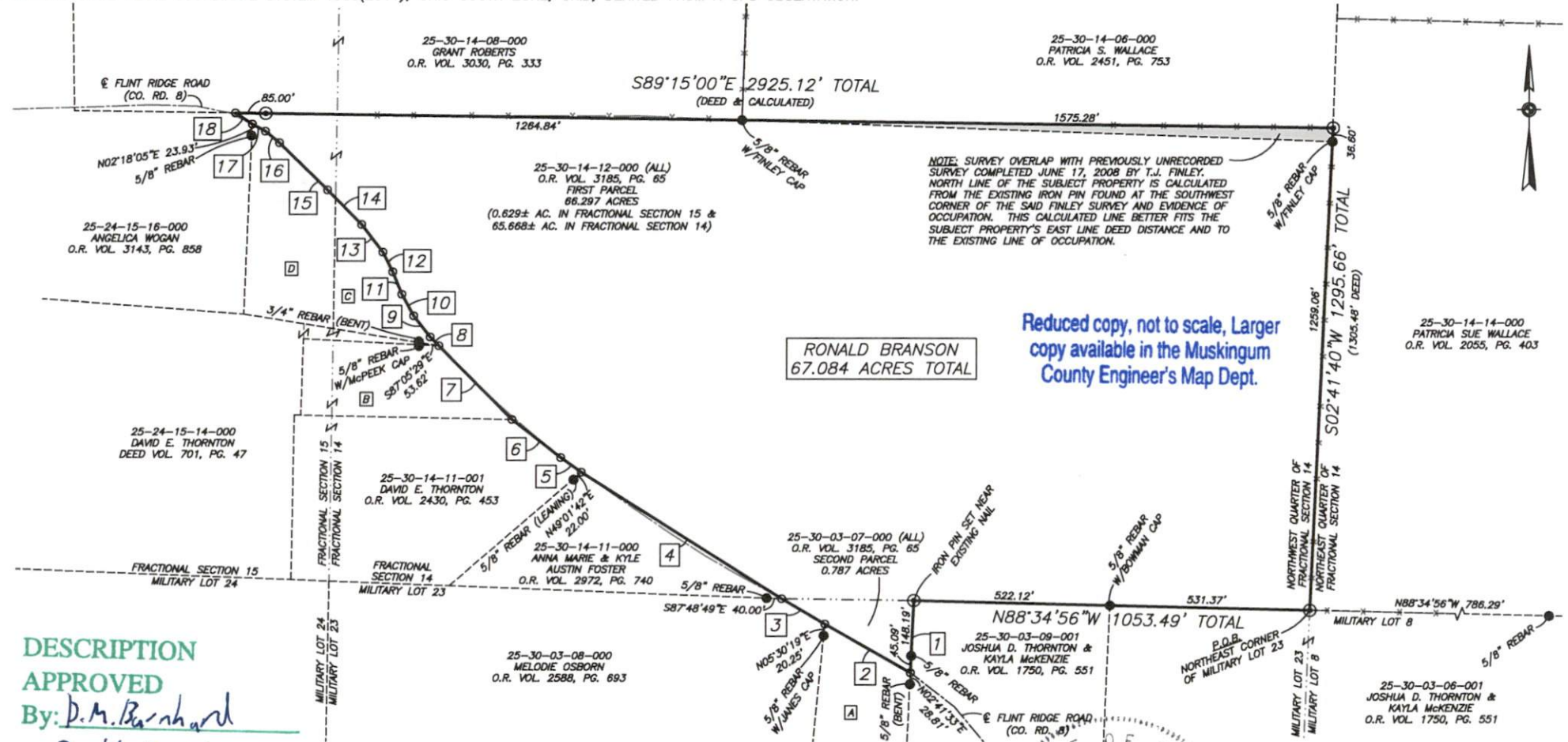
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 50.348 AC. PARCEL
COMPLETED JUNE 17, 2008 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF MULTIPLE PARCELS COMPLETED
APRIL 19, 1980 BY L.C. CAMP PS5843.
PREVIOUS SURVEY OF A 0.169± AC. PARCEL
COMPLETED BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 2.12 AC. PARCEL COMPLETED
APRIL 1983 BY W.H. NICHOLS PS3982.
PREVIOUS SURVEY OF A 5.022 AC., 28.216 AC., & A
37.173 AC. PARCEL COMPLETED FEB. 8, 2003 BY S.M.
BOWMAN PS7135.
PREVIOUS SURVEY OF A 3.557± AC. PARCEL
COMPLETED MAY 26, 2021 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 6.49 AC. PARCEL COMPLETED
AUG. 13, 1981 BY J.R. MARSHALL PS5307.
PREVIOUS SURVEY OF A 3.23 AC. PARCEL COMPLETED
MARCH 20, 2013 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 2.004 AC. PARCEL COMPLETED
AUG. 6, 2010 BY R.A. JAMES PS6029.
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=300'

0 150 300 600



RONALD BRANSON
67.084 ACRES TOTAL

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

OFFICE
NOT RECORDABLE

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 8th DAY OF FEBRUARY, 2024, FROM A FIELD SURVEY COMPLETED THE 2nd DAY OF FEBRUARY, 2024.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BD@erohio.com, www.BaselineSurveyinginc.com

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.

DRAWN BY: JWL	DATE: 02-08-24	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 6908	DRAWING NO: 2\6908\6908.dwg