

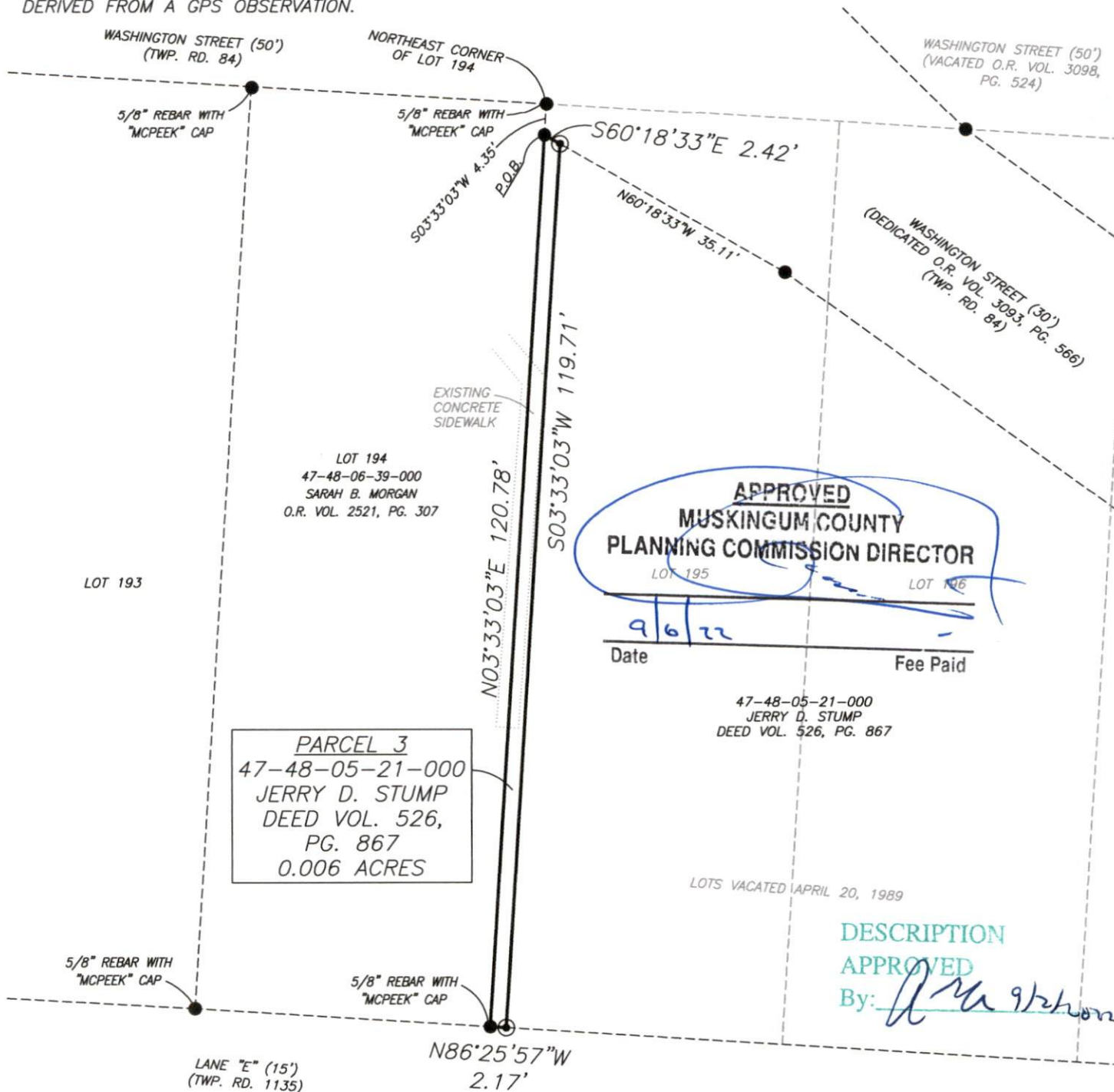
SURVEY FOR THE JERRY D. STUMP ESTATE

AUDITORS PARCEL NUMBER

47-48-05-21-000 (PART-0.006 AC.)
TO BE COMBINED WITH 47-48-06-39-000

BEING A PART OF THE PARCEL CONVEYED TO JERRY D. STUMP IN DEED VOLUME 526, PAGE 867 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN AVONDALE (PLAT BOOK 4, PAGE 72), SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS VACATION OF A PORTION OF WASHINGTON ST.
COMPLETED JUNE 7, 2022 BY D.P. SWIERZ PS8062.
PREVIOUS ROAD DEDICATION OF A PORTION OF WASHINGTON ST.
COMPLETED MAY 17, 2022 BY D.P. SWIERZ PS8062.
PREVIOUS REPLACEMENT OF PINS REMOVED BY SEWER PROJECT
COMPLETED JUNE 14, 2017 BY D.P. SWIERZ PS8062.
PREVIOUS SURVEY OF A 2.209 AC. PARCEL
COMPLETED OCT. 9, 2017 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 2.500 AC. PARCEL
COMPLETED OCT. 9, 2017 BY M.D. NICHOLS PS6923.
CERTIFICATE OF VACATION OF LOTS DATED APRIL 20, 1989.
VACATION OF ALLEY RECORDED IN DEED VOL. 1115, PG. 330
MUSKINGUM COUNTY GIS

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.

LEGEND

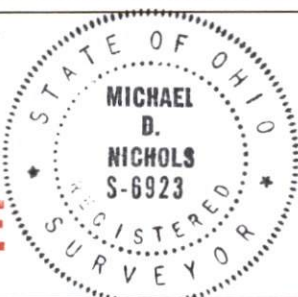
- EXISTING IRON PIN (5/8" REBAR WITH MUSKINGUM COUNTY CAP, UNLESS OTHERWISE SHOWN)
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=20'



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 30th DAY OF
AUGUST, 2022, FROM A FIELD SURVEY
COMPLETED THE 29th DAY OF AUGUST, 2022.

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, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 08-30-22

SCALE: 1"=20'

CHECKED BY: MDN

JOB NO: 6653

DRAWING NO:
Z:\6653\avondale work.dwg