



Scale :1" = 200'

Survey Plat for JOSH HUGHES

17 16
20 21

"BASIS OF BEARINGS"
S 02°28'34" W 666.48'

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING IN THE NORTHEAST QUARTER OF SECTION 20, RANGE 14 WEST, TOWNSHIP 15 NORTH OF "CONGRESS LANDS EAST OF THE SCIOTO RIVER".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20 USED AS SOUTH 02°28'34" WEST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

Jeffrey & Kathy I. Moore.
O.R.V. 1841 PG. 0173
36.65 Ac.
P.N. 47-70-20-04-001

LINE	BEARING	DISTANCE
L1	N 09°01'31" E	23.32'
L2	N 13°50'41" W	31.54'
L3	N 26°00'33" W	77.18'
L4	N 41°50'01" E	89.77'

NEW SPLIT OUT OF
O.R.V. 2860 PG. 517
10.081 ACRES TOTAL

Part of
P.N. 47-70-20-01-004
S 65°53'32" W 1089.00' = Total
959.00'

Land Hunt LLC.
O.R.V. 2860 PG. 517
40.028 Ac.
P.N. 47-70-20-01-004

Jeffrey & Kathy I.
Moore
O.R.V. 1841 PG. 173
36.65 Ac.
P.N. 47-70-20-04-001

Muggins Road
T.R. 89

- = 5/8" iron pin found uncapped
- = 5/8" iron pin set capped
- ⊙ = 5/8" iron pin found capped
- = stone found

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

DESCRIPTION
APPROVED

By: 12/23/2020

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

DATE:

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY
WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-3446F2