

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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TARA SEELY, FKA TARA FORKER

AUDITOR'S PARCEL NUMBER

62-39-01-04-002 (PART – 1.304 AC.) - TO BE COMBINED WITH 62-39-01-04-003

BEING A PART OF THE PARCEL CONVEYED TO TARA SEELY, FKA TARA FORKER IN O.R. VOLUME 3173, PAGE 421 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE WITH THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 03 DEGREES 10 MINUTES 32 SECONDS WEST 1436.98 FEET (BY DEED) TO A POINT ON THE SOUTH LINE OF LOT 16 OF WILKINS MEADOWS SUBDIVISION (PLAT BOOK 18, PAGE 107), SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE SOUTH LINE OF SAID LOT 16 AND LOT 14, SOUTH 86 DEGREES 53 MINUTES 20 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 0.94 FEET, A TOTAL DISTANCE OF 200.40 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 86 DEGREES 53 MINUTES 20 SECONDS WEST 98.44 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH FINLEY CAP);

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING THROUGH THE ABOVE SAID SEELY PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 11 MINUTES 52 SECONDS WEST 95.23 FEET TO AN IRON PIN SET;
2. SOUTH 35 DEGREES 31 MINUTES 12 SECONDS WEST 77.51 FEET TO AN IRON PIN SET;
3. SOUTH 00 DEGREES 53 MINUTES 13 SECONDS EAST 25.91 FEET TO AN IRON PIN SET;
4. SOUTH 70 DEGREES 38 MINUTES 21 SECONDS EAST 41.22 FEET TO AN IRON PIN SET;
5. SOUTH 03 DEGREES 11 MINUTES 52 SECONDS WEST 98.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT THE NORTHEAST CORNER OF THE PARCEL CONVEYED TO GARY W. HILL AND STEPHANIE L. HILL (O.R. VOLUME 2597, PAGE 533);

THENCE WITH THE NORTH LINE OF THE SAID HILL PARCEL, NORTH 86 DEGREES 56 MINUTES 33 SECONDS WEST 200.29 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT THE NORTHWEST CORNER OF THE SAID HILL PARCEL;

THENCE LEAVING THE SAID NORTH LINE AND WITH THE WEST LINE OF THE ABOVE SAID NORTHEAST QUARTER OF SECTION 17 AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JACOB W. RUBY AND SABRINA E. RUBY IN O.R. VOLUME 2491, PAGE 786, NORTH 03 DEGREES 10 MINUTES 32 SECONDS EAST 296.64 FEET TO THE PLACE OF BEGINNING;

CONTAINING 1.304 ACRES FROM AUDITOR'S PARCEL NUMBER 62-39-01-04-002. SUBJECT TO ALL APPLICABLE EASEMENTS.

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.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

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

I, JASON LEACHMAN (PS#8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 24TH DAY OF JULY, 2025, FROM A FIELD SURVEY COMPLETED THE 17TH DAY OF JULY, 2025.

OFFICE COPY
NOT RECORDEABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

7174 G HILL

DESCRIPTION

APPROVED

By: D. M. Barnhardt
8-7-2025



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/7/25
DATE

SURVEY FOR GARY HILL

AUDITOR'S PARCEL NUMBER
62-39-01-04-002 (PART)
TO BE COMBINED WITH 62-39-01-04-003

BEING A PART OF THE PARCEL CONVEYED TO TARA SEELY, FKA TARA FORKER IN O.R. VOLUME 3173, PAGE 421 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

WILKINS MEADOWS (PLAT BOOK 18, PAGE 107)

LOT 14
62-39-01-51-000
SEAN CALEDINE & HEIDI CALEDINE
O.R. VOL. 2715, PG. 628

LOT 16

NORTHWEST CORNER OF
THE NORTHEAST QUARTER
OF SECTION 17

S86°53'20"E 200.40' TOTAL

199.46'

5/8" REBAR
0.94'

NORTHWEST QUARTER
NORTHEAST QUARTER

62-39-01-04-002 (PART)
TARA SEELY, FKA TARA FORKER
O.R. VOL. 3173, PG. 421
1.304 ACRES

62-39-01-28-001
JACOB W. RUBY & SABRINA E. RUBY
O.R. VOL. 2491, PG. 786

N03°10'32"E 296.64'

5/8" REBAR WITH
FINLEY CAP

N86°53'20"W
98.44'

N86°53'20"W
128.62'

DESCRIPTION
APPROVED

By: D.A. Barnhart
8-7-2020

62-39-01-04-002
TARA SEELY, FKA TARA FORKER
O.R. VOL. 3173, PG. 421

Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 8-5-25

Zanesville-Muskingum Co.
Health Department

S00°53'13"E
25.91'

WATER
CISTERN

S70°38'21"E
41.22'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/8" REBAR WITH
HARKNESS CAP

N86°56'33"W 200.29'

DATE

S03°11'52"W 98.41'

5/8" REBAR WITH
HARKNESS CAP

N03°10'32"E
748.17'

5/8" REBAR IN
DRIVEWAY

62-39-01-04-003
GARY W. HILL & STEPHANIE L. HILL
O.R. VOL. 2597, PG. 533

5/8" REBAR WITH
HARKNESS CAP

N03°11'52"E
706.45'

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.

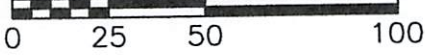
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 3.54 AC. PARCEL COMPLETED AUG. 1,
1997 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 9.87 AC. PARCEL COMPLETED APRIL 4,
2011 BY C.R. HARKNESS PS6885.
PLAT BOOK 18, PAGE 108
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=50'



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 24th DAY OF JULY 2025,
FROM A FIELD SURVEY COMPLETED THE 17th DAY
OF JULY, 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



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: BE@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 07-17-25

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 7174

DRAWING NO:
Z:\7174\7174.dwg