

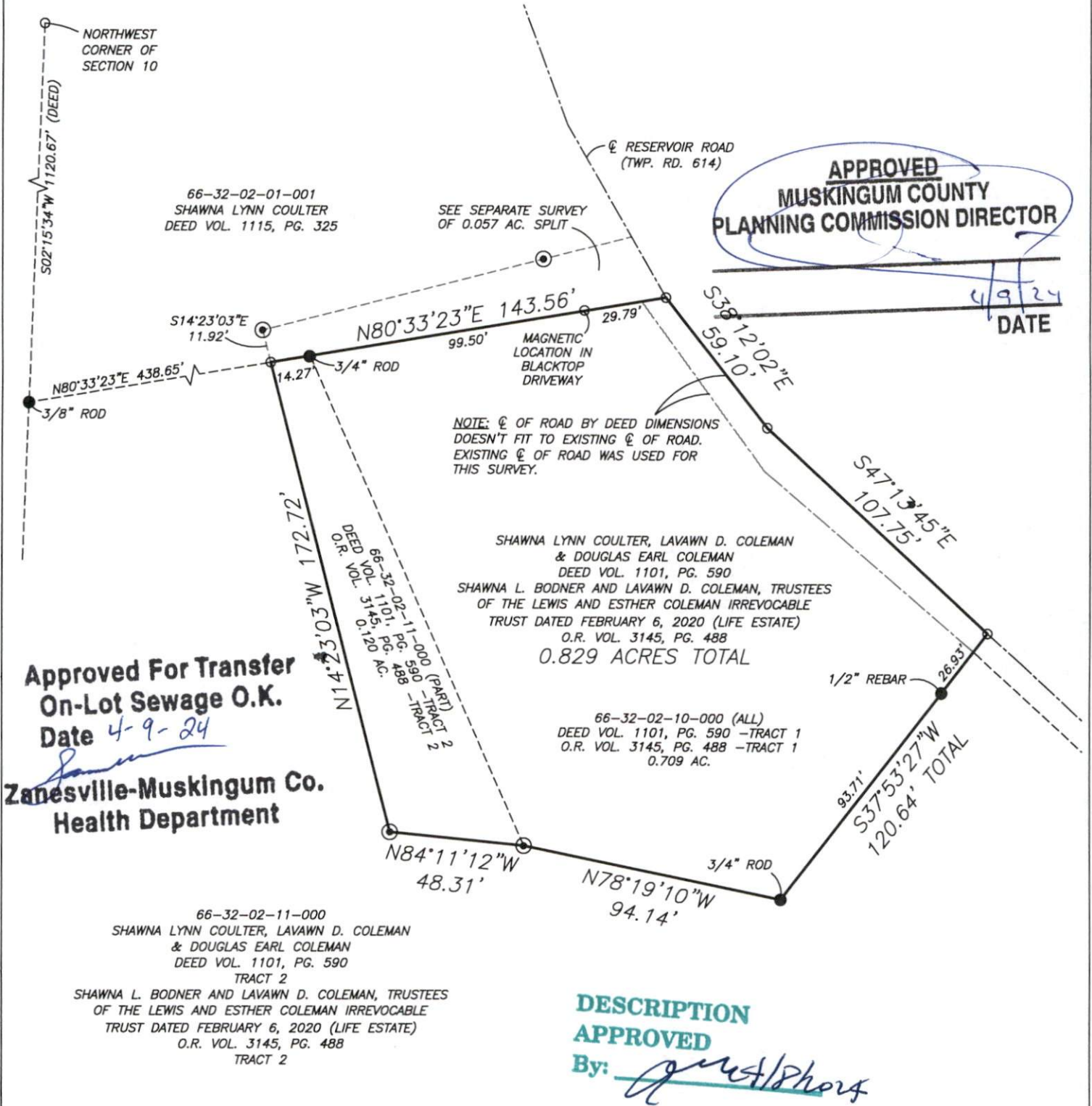
SURVEY FOR SHAWNA BODNER

AUDITOR'S PARCEL NUMBERS

66-32-02-10-000 (ALL - 0.709 AC.) & 66-32-02-11-000 (PART - 0.120 AC.)

BEING ALL OF TRACT ONE AND PART OF TRACT TWO AS CONVEYED TO SHAWNA LYNN COULTER, LAVAWN D. COLEMAN AND DOUGLAS EARL COLEMAN IN DEED VOLUME 1101, PAGE 590 OF THE MUSKINGUM COUNTY DEED RECORDS (LIFE ESTATE CONVEYED TO SHAWNA L. BODNER AND LAVAWN D. COLEMAN, TRUSTEES OF THE LEWIS AND ESTHER COLEMAN IRREVOCABLE TRUST DATED FEBRUARY 6, 2020 IN O.R. VOLUME 3145, PAGE 488 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS). SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION 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 SURVEY OF A 9.8949 AC. PARCEL COMPLETED DEC. 17, 1973 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 6.651± AC. PARCEL COMPLETED DEC. 13, 2017 BY B.K. McPEEK PS8517.
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 4th DAY OF APRIL, 2024, FROM A FIELD SURVEY COMPLETED THE 3rd DAY OF APRIL, 2024.

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

DRAWN BY: JWL

DATE: 04-04-24

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 6874

DRAWING NO:
Z:\6874\6874.dwg