

STATE of OHIO
MUSKINGUM COUNTY
UNION TOWNSHIP
QTR. 3, T-1-N, R-5-W
Part of SECTIONS 24
U.S. MILITARY LANDS

*NOTE: This parcel is 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. Parcel is to be combined to Auditor's Parcel No. 66-80-24-07-002.

Reference Point of Beginning
Northeast Corner of the NW
Quarter of Section 24
Existing 3/4" Iron Pipe

True Point of Beginning
for the 0.250 Acres
5/8" Iron Pin Set

True Point of Beginning
for the 14.352 Acres
Existing 5/8" Iron Pin

True Point of Beginning
for the 50' Access Easement

LINE	BEARING	DISTANCE
L1	S 00°58'01" W	35.00'
L2	N 00°58'01" E	35.00'
L3	S 01°48'09" W	37.65'
L4	N 03°03'04" W	37.76'
L5	S 07°48'17" E	50.68'
L6	N 03°03'04" W	50.16'

True Point of Beginning
for the 1.002 Acres
5/8" Iron Pin Set

Approved For Transfer
No On-Lot Sewage
Date 8-18-23
Zanesville - Muskingum County
Health Department

"Bearings are based on the Ohio State Plane Coordinate System,
Ohio South Zone, NAD83 (CORS), as established using GPS
Observations processed against the Ohio CORS network, with
the East line of the NW Qtr of Section 24 as bearing S 2° 06' 10" W
and are used to denote angles only."

Pertinent Documents
Deeds as shown on this Plat
Surveys of Record
Tax Maps
USGS Topo Maps

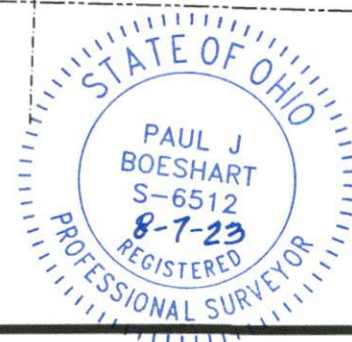
- ▲ = 2" Magnetic Nail
- = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set
- = Existing 3/4" Iron Pipe
- = Existing 5/8" Iron Pin

0 100 200 400
Scale: 1" = 200'

Date: August 5, 2023
Dwg. No. 23 - 7808

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9 22 23
Date (Overall)
Fee Paid



DESCRIPTION
APPROVED
By: ME 8/15/2023

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN AUGUST, 2023.

OFFICE COPY
NOT RECORDABLE
PAUL J. BOESHART PLS., REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812

Donald Lee Johnson
D.B. 1509 Pg. 450
PID 66-80-24-07-000
Tax Duplicate = 5.620 Ac.

Mark A. Johnson &
Amanda J. Horvath
D.B. 3115 Pg. 227
PID 66-80-24-07-016
Tax Duplicate = 5.20 Ac.

David L. & Christi L. Desender
D.B. 1086 Pg. 443
PID 66-80-24-07-011
Tax Duplicate = 5.20 Ac.

Martha H. Richey Pollock
D.B. 3112 Pg. 320
PID 66-80-24-11-000
Tax Duplicate = 160.92 Ac.

WEST UNION ROAD
COUNTY ROAD 200
60' R/W

Russell L. Bowers Jr.
D.B. 2238 Pg. 100
PID 66-80-24-07-002
Tax Duplicate = 5.09 Ac.

S 88°23'10" E 448.78'
473.78'

S 88°23'10" E 311.15'
0.250 Acres *
S 88°23'10" E 311.15'

S 88°23'10" E 328.75'
248.07'

50' ACCESS EASEMENT ~ 1.295 Acres
N 88°26'07" W 1130.30'

E. Earl & Gayla A. Smith
D.B. 2726 Pg. 333
PID 66-80-24-04-009
Tax Duplicate = 30.85 Ac.

14.352 Acres

S 88°35'14" E 1160.92'
1.002 Acres *
N 88°35'14" W 1157.13' (Overall)

Edward J. & Shirley J. Casey, Trustees
Parcel No. 66-80-24-07-015
D.B. 2816 Pg. 184
Tax Duplicate = 5.334 Ac.

Oliver M. Burch IV & Paul Hurdle, Trustees
D.B. 3035 Pg. 405
PID 66-80-24-04-017
Tax Duplicate = 5.039 Ac.