

BOUNDARY SURVEY SPLIT for PTV 1405 LLC

Known as being PART OF OUTLOT "A" OF SANDY RIDGE SUBDIVISION
(AS RECORDED IN PLAT BOOK 7 PAGE 54), now situated in the

**TOWNSHIP OF WAYNE
COUNTY OF MUSKINGUM - STATE OF OHIO**

MISC. NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
3. This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, South Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.
4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
5. This plan was prepared without the benefit of a title report and a full search of public records was not made for (and is still subject to) all easements, right-of-ways & etc.

DESCRIPTION
APPROVED
By: D.A. Barnhard
12-30-2025

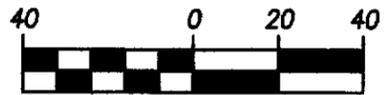
PID 73-03-07-45-002
COLER HOLDINGS LTD
BK. 2802, PG. 904
PARCEL #1

PID 73-03-07-45-001
COLER HOLDINGS LTD
BK. 2802, PG. 909

PID 73-03-07-45-000 &
73-03-07-48-000
MATTINGLY ENTERPRISES LLC
BK. 3160, PG. 397

REBAR CAP
"BRUNNER 8541"
FD. & USED

GRAPHIC SCALE



1 INCH = 40 FEET

LEGEND

- REBAR FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊗ MAG NAIL FOUND AS NOTED
- ⊙ MAG SPIKE SET
- ⊕ RAILROAD SPIKE SET
- ⊖ CENTERLINE
- R/W RIGHT-OF-WAY

1 STORY
STEEL FRAME
COMMERCIAL BUILDING
(#1845)

ALL OF PARCEL
73-03-07-45-004
0.0804 ACRES

PID 73-03-07-48-001
PTV 1405 LLC
BK. 3252, PG. 930

**OFFICE COPY
NOT RECORDABLE**

REG. PROF. SURV. No. 8707

DATE

Field Date: 10/1/2025
Survey Date: 10/6/2025
Rev. Date: 12/12/2025
JOB# 25-036



LAKEICO SURVEYING LLC.
330-715-8777
LAKEICOSURVEYING@GMAIL.COM

3/4" REBAR
FD. & USED

5/8" REBAR
FD. & USED

PID 73-03-07-05-001
BRIAN G. JASPER &
RAE ANN JASPER
BK. 1880, PG. 196

S 87°23'37" E 238.40

REBAR CAP
"DINAN 5451"
FD. N37°12'49"W 0.93'

S 72°16'10" E
1.54

POINT OF
COMMENCEMENT

S 03°47'19" W 232.64 REC. & MEAS.

30'
EASEMENT
BK. 2802, PG 908

S 86°12'47" E
8.88

S 86°12'47" E
107.72 REC. & MEAS.

N 87°43'54" E 160.41 REC. & MEAS.

REBAR CAP
"SMERZ 8062"
FD. & USED

MAG WITH SHINER
"BRUNNER 8541"
FD. & USED

1 STORY
STEEL FRAME
COMMERCIAL BUILDING
(#1811)

TRUE PLACE
OF BEGINNING

N 03°48'00" E
66.83 REC. & MEAS.

N 86°20'49" W
239.91 REC.

REBAR WITH CAP
"DINAN 5451"
FD. & USED.

49.91
REC. & MEAS.

5/8" REBAR
FD. & USED

N 03°48'00" E
66.83 REC. & MEAS.

S 07°24'42" W 360.38 CALC.

PID 73-03-07-45-003
COLER HOLDINGS LTD
BK. 2802, PG. 904
PARCEL #2

EDGE OF ASPHALT

MAILBOX

MONUMENT
SIGN

REBAR WITH CAP
"DINAN 5451"
FD. 45.07' FROM C/L
& USED

30.28 FROM C/L

NORTH

R/W
CHANDLERSVILLE RD. (60')
(PER PLAT BK. 7, PAGE 54))

N 74°46'01" W
78.95 REC. & USED

R/W

S 02°48'42" W 421.81 REC. & USED