

2301.3637
BOUNDARY SURVEY
MUSKINGUM COUNTY

LEGEND

- FIRC FOUND IRON ROD CAPPED
- FIR FOUND IRON ROD
- FIP FOUND IRON PIN
- SIRC 5/8" X 30" SET IRON ROD, CAPPED - "LANDMARK SURVEYING"

- | | | |
|----------|-------------------------|--------|
| P | PLATTED | WOOD |
| M | MEASURED | GRAVEL |
| D | DEEDED | WATER |
| C | CALCULATED | |
| GAR. | GARAGE | |
| CONC. | CONCRETE | |
| D/W | DRIVEWAY | |
| C/L | CENTER LINE | |
| R/W | RIGHT OF WAY | |
| O.R. | OFFICIAL RECORD | |
| P.G. | PAGE | |
| INSTR | INSTRUMENT | |
| S.F. | SQUARE FEET | |
| AC. | ACRES | |
| PN | PARCEL NUMBER | |
| P.O.B. | POINT OF BEGINNING | |
| T.P.O.B. | TRUE POINT OF BEGINNING | |
| B/E | BASEMENT ENTRY | |
| RES. | RESIDENCE | |

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BUCKINGHAM TERRACE FAIR OAKS ADDITION, PLAT BOOK 2, PAGE 47, MUSKINGUM COUNTY RECORDER'S OFFICE. THE PORTION OF THE NORTH LINE OF LOT 39, HAVING A BEARING OF N 84°00'00" E AND MONUMENTED AS SHOWN HEREON, IS THE BASIS OF BEARING FOR THIS PLAT.

NOTES:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.
BOTH PARCELS ARE IN ZONE 'X' PER FEMA FLOOD MAP NO. 39119C0292G.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



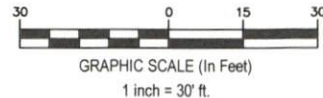
Robert M. Ruffing
2-23-23



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NOT RECORDABLE

DESCRIPTION
APPROVED

By: *Robert M. Ruffing*



PT. LOT 40
PN 81-13-01-03-000
ROBERT MILLER
SUE MILLER
VOL. 1122, PG. 248

SUBJECT PARCEL
PARCEL '2'
PT. LOT 39
PN 81-13-01-16-000
CHERIE M. HOPKINS
VOL. 3042, PG. 271
AREA = 5,226.76 S.F.
= 0.1185 AC.

PT. LOT 39
PN 81-13-01-04-000
SONIA BAUGHMAN
BOOK 1795, PAGE 400

SURVEY OF
1135 PARKER DRIVE
KNOWN AS
ALL OF PN 81-13-01-15-000 (PARCEL '1')
AND
ALL OF PN 81-13-01-16-000 (PARCEL '2')
IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGUM,
STATE OF OHIO, BEING IN LOT 12,
TOWNSHIP 16 N, RANGE 14 W OF CONGRESS LANDS.

- C-1
R= 22,985.90' (C)
L= 293.08' (C)
Δ= 0°43'50" (C)
CH= S 16°32'04" E 293.08' (C)
- C-2
R= 22,985.90' (C)
L= 49.00' (D&M)
Δ= 0°07'20" (C)
CH= S 16°43'08" E 49.00' (C&M)
- C-3
R= 22,985.90' (C)
L= 48.00' (D&M)
Δ= 0°07'11" (C)
CH= S 16°50'24" E 48.00' (C&M)

SUBJECT PARCEL
PARCEL '1'
PT. LOT 39
PN 81-13-01-15-000
CHERIE M. HOPKINS
VOL. 3042, PG. 271
AREA = 4,678.31 S.F.
= 0.1066 AC.

BUCKINGHAM TERRACE
FAIR OAKS ADDITION
PLAT BOOK 2, PAGE 47

LS
GI LANDMARK SURVEY
GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH. 43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
DATE: 2-9-2023 FILE NO. 2301.3637

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

DRAWN BY: R.R.Z.

ROBERT RUFFING, P.S.
REGISTERED SURVEYOR NO. 8423

DATE 2-9-2023
REV. 2-23-2023