

SURVEY FOR MCM GROUP, LLC

AUDITORS PARCEL NUMBER
81-19-01-02-000 (PART)

BEING A PART OF THE FIRST WARD OF THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 0.667 ACRES PERFORMED BY TIM LINN, DATED AUGUST 18, 2020 AS RECORDED IN OFFICIAL RECORD VOLUME 3017, PAGE 792 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS



CITY OF ZANESVILLE
DEED VOL 518, PAGE 526
1.54 ACRES

COMMENCING POINT—
CENTERLINE OF WOODLAWN
AVENUE EXTENDED TO NORTH
LINE OF MUSKINGUM AVENUE

MCM GROUP, LLC
O.R. 3059, PAGE 890
0.667 ACRES

MUSKINGUM RIVER
LOW WATER MARK

S.37°05'39"E.
17.55'

S.18°09'16"E.
25.68'

5/8" REBAR
WITH "LINN" CAP

EXISTING PROPERTY LINE 161.66'

CITY OF ZANESVILLE
DEED VOL 110, PAGE 381
0.183 ACRES

S.43°49'03"W. 189.83' TOTAL

CITY OF ZANESVILLE
DEED VOL 110, PAGE 381
0.46 ACRES

6th STREET BRIDGE

WASHINGTON
STREET (66 FT)

MUSKINGUM AVENUE (66 FT)

APPROVED BY CITY PLANNING COMMISSION

ZANESVILLE OHIO;
NO PLAT REQUIRED

NOTE: THIS SURVEY IS BASED ON THE
PREVIOUS SURVEY OF A 0.667 AC. PARCEL
COMPLETED AUG. 20, 2020 BY T.H. LINN
PS7113.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.667 AC. PARCEL
COMPLETED AUG. 20, 2020 BY TIM LINN PS 7113
PREVIOUS SURVEY OF A 0.46 AC. PARCEL
COMPLETED AUG 14, 1989 BY TIM LINN PS 7113
PREVIOUS SURVEY OF A 1.54 AC. PARCEL
COMPLETED AUG 14, 1989 BY TIM LINN PS 7113

DESCRIPTION

APPROVED

By: MDN 6-30-2022

LEGEND

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

SCALE 1"=60'



I, MICHAEL D. NICHOLS, 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 JUNE, 2022, FROM A FIELD SURVEY COMPLETED
THE 5th DAY OF APRIL 2022 AND THE 24th DAY OF JUNE
2022.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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@rroho.com

DRAWN BY: MDN

DATE: 06-24-22

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 6560

DRAWING NO:
Z:\6560\6560.dwg