

2603.0457
BOUNDARY SURVEY
MUSKINGUM COUNTY, OHIO

LEGEND

- FIRC—FOUND IRON ROD, CAPPED AS NOTED
- FIR—FOUND IRON ROD AS NOTED
- FIP—FOUND IRON PIPE AS NOTED
- SIRC—5/8" X 30" SET IRON ROD, CAPPED—"LANDMARK SURVEY"
- Ⓐ—FD AXLE AS NOTED
- ⓓ—FD/SET DRILL HOLE AS NOTED
- Ⓜ—FD/SET MAG NAIL AS NOTED
- Ⓡ—FD/SET RR SPIKE AS NOTED
- Ⓣ—FD T-BAR/POST AS NOTED
- ⓧ—FD/SET "X"—CUT AS NOTED
- FOUND MONUMENT AS NOTED
- CATCH BASIN
- C—CALCULATED
- D—DEED
- M—MEASURED
- P—PLATTED
- S—SURVEY
- AC.—ACRES
- B/E—BASEMENT ENTRY
- BWF—BARBED WIRE FENCE
- CLF—CHAIN-LINK FENCE
- CONC.—CONCRETE
- C/L—CENTERLINE
- D.H.—DRILL HOLE
- D/W—DRIVEWAY
- E.P.—EDGE OF PAVEMENT
- GAR.—GARAGE
- H.N.—HOUSE NUMBER
- INSTR.—INSTRUMENT
- O.L.—ORIGINAL LOT
- O.R.—OFFICIAL RECORD
- P/L—PROPERTY LINE
- P.N.—PARCEL NUMBER
- P.O.B.—POINT OF BEGINNING
- P.O.L.—POINT ON LINE
- RES.—RESIDENCE
- R/W—RIGHT OF WAY
- PG.—PAGE
- S.B.L.—SET BACK LINE
- S/L—SUBLLOT
- S.F.—SQUARE FEET
- T.P.O.B.—TRUE POINT OF BEGINNING
- VF—VINYL FENCE
- V/L—VACANT LOT
- WF—WOOD FENCE

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE WEST PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 6°23'41" E.

DOCUMENTS USED:

- PLAT OF LOTS OF VALENTINE BEST, DEED BOOK 'E', PAGE 457, MUSKINGUM COUNTY RECORDER'S OFFICE.
- SURVEY FOR MARY K. SHRIDER, BOOK 2803, PAGE 393, MUSKINGUM COUNTY RECORDER'S OFFICE.
- SURVEY FOR DONALD GLADMAN, BOOK 1901, PAGE 521, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MUSKINGUM COUNTY TAX MAPS/GIS.

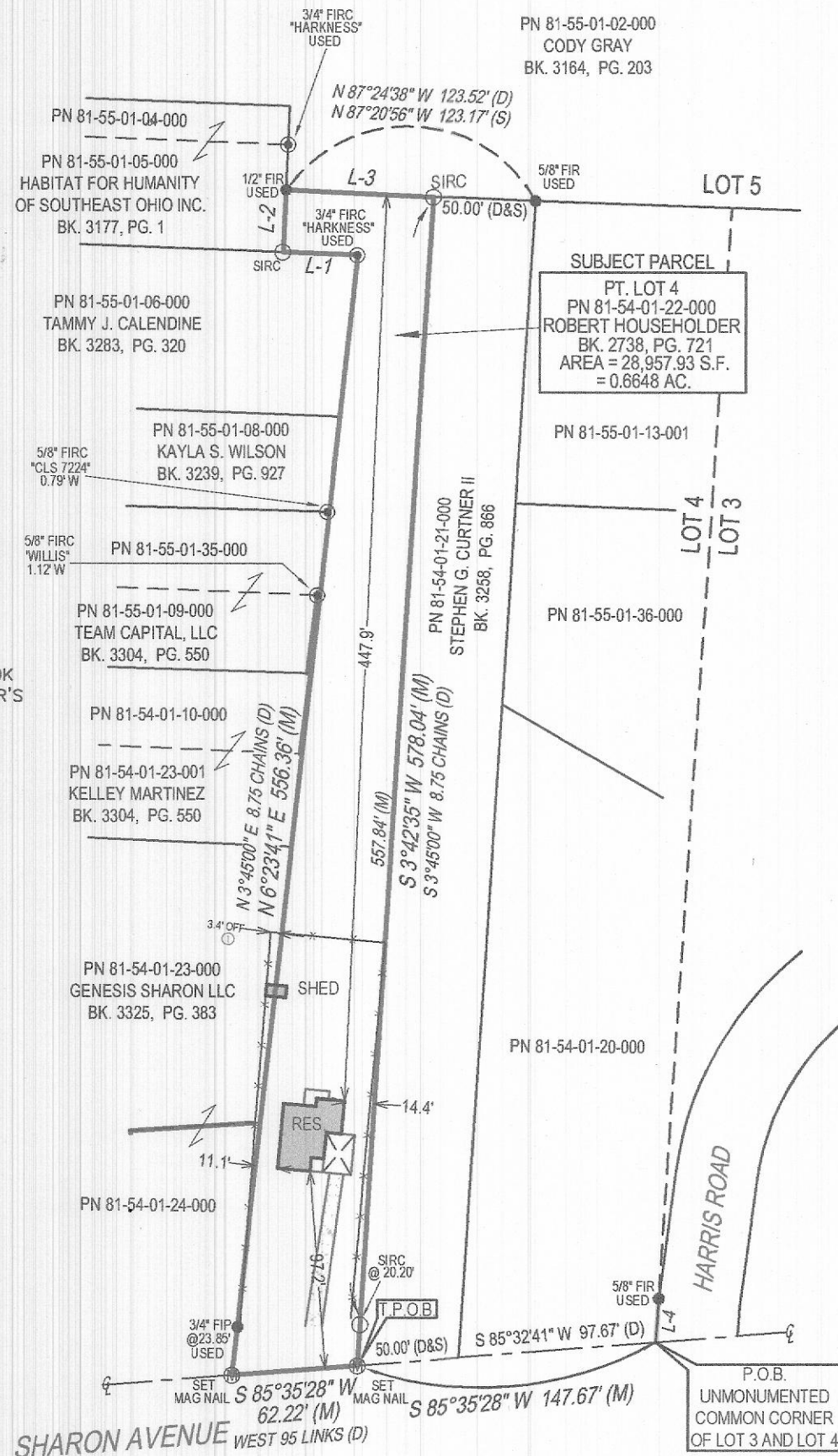
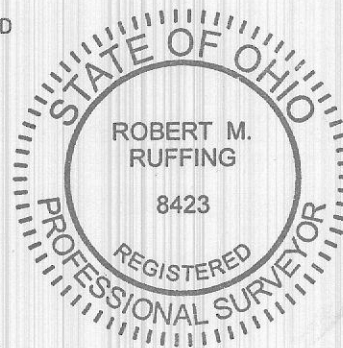
NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH OF 2026 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

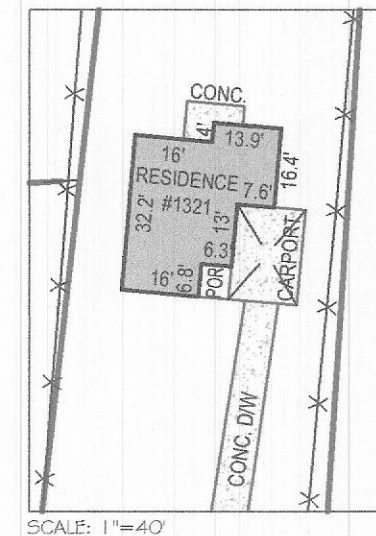
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NOT RECORDABLE
ROBERT M. RUFFING, P.S. 8423
STATE OF OHIO
DATE 3-30-2026
REV 3-31-2026
REV 4-1-2026



SURVEY OF
ALL OF PN 81-54-01-22-000

KNOWN AS
1321 SHARON AVENUE
ZANESVILLE, OHIO

IN THE CITY OF ZANESVILLE, COUNTY OF
MUSKINGUM AND STATE OF OHIO, BEING PART OF
LOT 4 OF THE PLAT OF LOTS OF VALENTINE BEST,
DEED BOOK 'E', PAGE 457, IN SECTION 5,
TOWNSHIP 12, RANGE 13.



L-1	N 87°52'54" W 37.06' (M)
L-2	N 2°38'10" E 30.76' (M)
L-3	S 87°20'56" E 73.17' (M)
	EAST 95 LINKS (D)
L-4	N 3°48'10" E 21.59' (M)
	S 3°45'23" W 21.59' (D)

POINTS OF INTEREST:
① SUBJECT'S FENCE OVER
THE PROPERTY LINE.

PLAT OF LOTS OF
VALENTINE BEST
DEED BOOK 'E', PAGE 457

DESCRIPTION
APPROVED

By: D.M. Barnhard
4-20-2026

LANDMARK

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE 3-30-2026
JOB NO. 2603.0457

LANDMARK IS A SUBSIDIARY OF EXACTA LAND SURVEYORS LLC

