

LEGEND

- ⑥ - 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"
- ② - FD AXLE AS NOTED
- ③ - FD/SET DRILL HOLE AS NOTED
- ④ - FD/SET MAG NAIL AS NOTED
- ⑤ - FD/SET RR SPIKE AS NOTED
- ⑦ - FD T-BAR/POST AS NOTED
- - FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC-ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC-CONCRETE
- C/L-CENTERLINE
- D.H-DRILL HOLE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR-GARAGE
- INSTR-INSTRUMENT
- O.L-ORIGINAL LOT
- O.R-OFFICIAL RECORD
- 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-SUBLOT
- S.F-SQUARE FEET
- T.P.O.B-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- WF-WOOD FENCE

DOCUMENTS USED:

- MILLER AND KLEMM'S SUBDIVISION OF ERNESTINA ROEDEL, PLAT BOOK 3, PAGE 117, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DANIEL CONVERS' EAST ADDITION, PLAT BOOK A-O, PAGE 78, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MUSKINGUM COUNTY TAX MAPS/GIS.

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 SOUTHERLY RIGHT OF WAY OF MARKET STREET AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 86°06'12" E.

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 FEBRUARY OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

OFFICE COPY

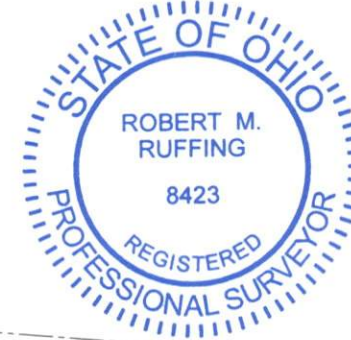
NOT RECORDABLE

ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 3-25-2025
REV 3-26-2025
REV 3-27-2025

SURVEY OF
PN 84-26-05-27-000 (PARCEL 'A')
& 84-26-05-26-000 (PARCEL 'B')

KNOWN AS
934 & 936 MARKET STREET
ZANESVILLE, OHIO

IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGUM, STATE OF OHIO, BEING LOT 4 IN THE MILLER AND KLEMM'S SUBDIVISION, PLAT BOOK 3, PAGE 117, AND PART OF A VACATED ALLEY PER ORD. #00-150, VOLUME 1568, PAGE 459, IN PART OF ORIGINAL WASHINGTON TOWNSHIP, QUARTER 3, TOWNSHIP 1 NORTH, RANGE 7 WEST, UNITED STATES MILITARY LANDS.



MILLER AND KLEMM'S SUBDIVISION
PLAT BOOK 3, PAGE 117

PT. S/L 3
PN 84-26-05-28-000
CHRISTOPHER TODD OSBORNE
JANE ANN OSBORNE
'TRACT I'
VOL 3120 / PG. 161

SUBJECT PARCEL 'A'
PT. S/L 4
ALL OF PN 84-26-05-27-000
CHRISTOPHER TODD OSBORNE
JANE ANN OSBORNE
VOL 3120 / PG. 161
(TRACT III)
AREA = 5154.80 (S)
= 0.1183 AC. (S)

SUBJECT PARCEL 'B'
PT. S/L 4
ALL OF PN 84-26-05-26-000
CHRISTOPHER TODD OSBORNE
JANE ANN OSBORNE
VOL 3120 / PG. 161
(TRACT III)
AREA = 5622.26 (S)
= 0.1291 AC. (S)

ALL OF S/L 5
PN 84-26-05-25-000
CHRISTOPHER TODD OSBORNE
JANE ANN OSBORNE
(TRACT IV)
VOL 3120 / PG. 161

PT. S/L 2
PN 84-26-05-34-000
JAMES A. GRIFFIN
VOL 1827 / PG. 318

PT. S/L 2
PN 84-26-05-35-000
JAMES A. GRIFFIN
VOL 1821 / PG. 717

PT. S/L 3
PN 84-26-05-36-000
JAMES A. GRIFFIN
VOL 1802 / PG. 585

PT. S/L 3
PN 84-26-05-37-000
CAVANAUGH ADVANCED VENTURES
INTERNATIONAL LLC
VOL 2781 / PG. 394

PT. S/L 4
PN 84-26-05-38-000
MANSOR FAMILY COMPANY LLC
VOL 1777 / PG. 427

ALL OF S/L 5
PN 84-26-05-40-000
MANSOR FAMILY COMPANY LLC
VOL 1777 / PG. 427

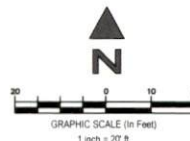
PN 84-26-05-22-000
BATES REAL ESTATE 2 LLC
VOL 3229 / PG. 451

DANIEL CONVERS' EAST ADDITION
PLAT BOOK A-O, PAGE 78

DESCRIPTION

APPROVED

By: *[Signature]*



GREENWOOD AVENUE (R/W VARIES)

LANDMARK

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE: 3-25-2025
WWW.LANDMARKSURVEY.COM
JOB NO. 2502.2989

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