

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"
- ④-4D AXLE AS NOTED
- ⑩-10D/SET DRILL HOLE AS NOTED
- ⑩-10D/SET MAG NAIL AS NOTED
- ⑩-10D/SET RR SPIKE AS NOTED
- ⑩-10D 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 THE LANDS OF ERNESTINA ROEKL, 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. 1627 / 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

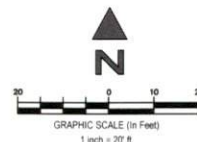
PT. S/L 3  
PN 84-26-05-37-000  
PT. S/L 4  
PN 84-26-05-38-000  
CAVANAUGH ADVANCED VENTURES  
INTERNATIONAL LLC  
VOL. 2781 / PG. 394

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.