

SURVEY FOR OTTO LUBURGH

AUDITORS PARCEL NUMBER
84-43-01-09-000 (ALL)

BEING A PART OF LOT 92 OF BLANDY'S HILL ADDITION (PLAT BOOK 2, PAGE 18) AS CONVEYED TO CLATA OTTO LUBURGH AND STEVE R. HARTMAN IN O.R. VOLUME 1722, PAGE 402. SITUATED ON THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



NOTE: THIS 40' STREET IS MARKED "VACATED BY ORDER OF WILMER H. WHEELER, COUNTY AUDITOR, SEPTEMBER 10, 1976, ORDINANCE NUMBER 76-86, DEED BOOK 832, PAGE 292" ON THE PLAT OF BLANDY'S HILL ADDITION (PLAT BOOK 2, PAGE 18). THIS VACATED STREET IS SHOWN AS BEING OWNED BY RKDC LLC ON THE MUSKINGUM COUNTY AUDITOR'S SITE, ALTHOUGH IT DOES NOT APPEAR THAT THIS VACATED STREET IS INCLUDED IN RKDC LLC'S CURRENT DEED. NO PORTION OF THIS VACATED STREET IS DESCRIBED IN THE CURRENT DEED FOR THE SUBJECT PROPERTY. ADDITIONAL TITLE WORK AND/OR LEGAL ACTION MAY BE REQUIRED TO RESOLVE THE CURRENT OWNERSHIP OF THIS VACATED STREET.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF THREE PARCELS
COMPLETED JULY 27, 2009 BY R.A. DORNER PS6943.
PREVIOUS SURVEY OF LOT 8 OF COX'S ADDITION
COMPLETED JUNE 1985 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 7.33± AC. PARCEL
COMPLETED APRIL 26, 2016 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 5.629 AC. PARCEL
COMPLETED AUG. 13, 2021 BY A.J. DEWITT PS8625.
PLAT BOOK 2, PAGE 18
PLAT BOOK 1, PAGE 292 & REPLAT BOOK 1, PAGE 262
PREVIOUS SURVEY OF A 0.533 AC. PARCEL
COMPLETED SEPT. 20, 2000 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 0.79 AC. PARCEL
COMPLETED MARCH 4, 2005 BY K. CANNON PS7224.
MUSKINGUM COUNTY GIS

DESCRIPTION

APPROVED

By: *[Signature]*

LEGEND

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

SCALE 1"=100'



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 1st DAY OF MAY, 2023, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF APRIL, 2023.

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, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 05-01-23

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 6750

DRAWING NO:

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