

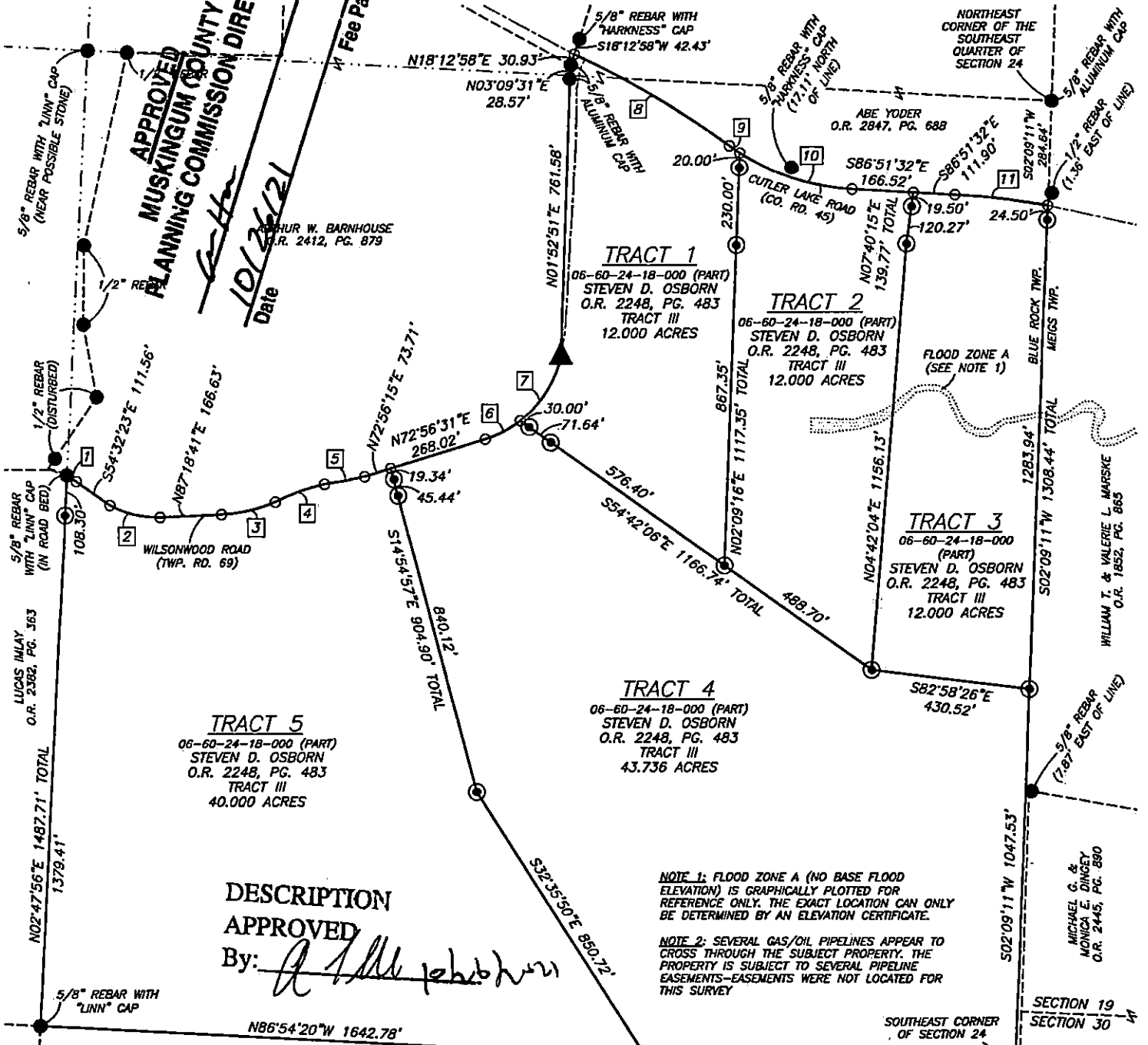
SURVEY FOR STEVEN OSBORN

AUDITORS PARCEL NUMBER

06-60-24-18-000

BEING TRACT III AS CONVEYED TO STEVEN D. OSBORN IN O.R. VOLUME 2248, PAGE 483 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 24, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION

APPROVED

By: *[Signature]*

NOTE 1: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

NOTE 2: SEVERAL GAS/OIL PIPELINES APPEAR TO CROSS THROUGH THE SUBJECT PROPERTY. THE PROPERTY IS SUBJECT TO SEVERAL PIPELINE EASEMENTS-EASEMENTS WERE NOT LOCATED FOR THIS SURVEY

1 CHORD - S57°12'54"E 30.62' RAD - 189.61' ARC - 30.65' DELTA - 9°15'47"	7 CHORD - N32°38'47"E 205.08' RAD - 306.74' ARC - 209.11' DELTA - 39°03'35"
2 CHORD - S76°18'55"E 139.86' RAD - 270.22' ARC - 141.47' DELTA - 29°59'47"	8 CHORD - S59°29'52"E 487.94' RAD - 2500.15' ARC - 488.72' DELTA - 11°12'00"
3 CHORD - N77°02'48"E 149.43' RAD - 409.05' ARC - 150.27' DELTA - 21°02'56"	9 CHORD - S55°28'15"E 34.12' RAD - 621.04' ARC - 34.12' DELTA - 5°08'53"
4 CHORD - N70°08'19"E 141.08' RAD - 609.35' ARC - 141.40' DELTA - 13°17'43"	10 CHORD - S71°57'06"E 319.72' RAD - 621.41' ARC - 323.36' DELTA - 29°48'53"
5 CHORD - N79°34'09"E 110.61' RAD - 903.19' ARC - 110.68' DELTA - 7°01'16"	11 CHORD - S83°14'36"E 253.08' RAD - 2006.71' ARC - 253.22' DELTA - 7°13'48"
6 CHORD - N62°12'42"E 106.90' RAD - 306.74' ARC - 107.45' DELTA - 20°04'15"	

WALTER R. & ELOISE E. SUTTON, TRUSTEES
O.R. 2117, PG. 892

JAMES L. & CARRIE S. JONES
O.R. 2980, PG. 271

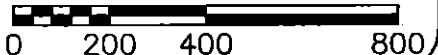
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.10 AC. PARCEL COMPLETED MAY 9, 2005 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 36.848± AC. PARCEL COMPLETED MARCH 28, 2018 BY B.K. MCPREEK PS8517
PREVIOUS SURVEY OF A 45.332 AC. (TOTAL) PARCEL COMPLETED NOV. 14 1992 BY R.A. JAMES PS6029
PREVIOUS SURVEY OF A 58.20± AC. PARCEL COMPLETED JAN 27, 2012 BY B.K. MCPREEK PS8517
PREVIOUS SURVEY OF A 2.841 AC. PARCEL COMPLETED MAY 5, 1987 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 16.663 AC. PARCEL COMPLETED MARCH 7, 2002 BY R.A. JAMES PS6029
PREVIOUS SURVEY OF A 32.454 AC. (TOTAL) PARCEL COMPLETED JULY 29, 2005 BY R.A. JAMES PS6029
PREVIOUS SURVEY OF A 80.16 AC. (TOTAL) PARCEL COMPLETED JULY 29, 2005 BY R.A. JAMES PS6029
PREVIOUS SURVEY OF A 5.65 AC. PARCEL COMPLETED MAY 4, 2005 BY C.R. HARKNESS PS6885
MUSKINGUM COUNTY GIS

LEGEND

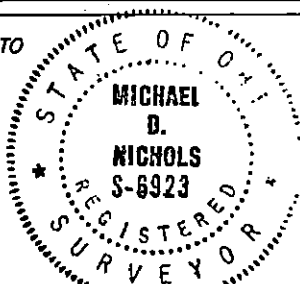
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=400'



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 14th DAY OF OCTOBER, 2021, FROM A FIELD SURVEY COMPLETED THE 13th DAY OF OCTOBER, 2021.

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@rohio.com

DRAWN BY: JWL

DATE: 10-14-21

SCALE: 1"=400'

CHECKED BY: MDN

JOB NO: 6528

DRAWING NO:

Z:\6528\6528A.dwg