

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-"EXACTA SURVEYORS 8423"
- ① -FD/SET DRILL HOLE AS NOTED
- ② -FD/SET MAG NAIL AS NOTED
- ③ -FD/SET RR SPIKE AS NOTED
- ④ -FD T-POST AS NOTED
- -FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC-ACRES
- B/E-BASEMENT ENTRY
- CONC-CONCRETE
- C/L-CENTERLINE
- 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
- RES-RESIDENCE
- R/W-RIGHT OF WAY
- PG-PAGE
- S.F-SQUARE FEET
- T.P.O.B-TRUE POINT OF BEGINNING

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS) HOLDING FOUND AND USED MONUMENTS ALONG THE WEST RIGHT OF WAY OF NORTH MAIN STREET AS SHOWN HEREON, WHICH IS BEARING S 04°13'00" W.

DOCUMENTS USED:

- ODOT PROPERTY PLAN, PENNSYLVANIA R.R. OVERHEAD AT ROSEVILLE, 1932, ON FILE AT THE ODOT DISTRICT 5 OFFICE.
- LENHART AND BROWN'S ADDITION, REPLAT BOOK 1, PAGE 90, MUSKINGUM COUNTY RECORDERS 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 COMFORMS 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 JANUARY OF 2024 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, F.S. #8423
STATE OF OHIO

DATE 1-31-2024
REV 2-14-2024

SURVEY OF
PN 13-20-03-12-000 AND PN 13-20-03-13-000

KNOWN AS
179 ZANESVILLE ROAD

ROSEVILLE, OHIO

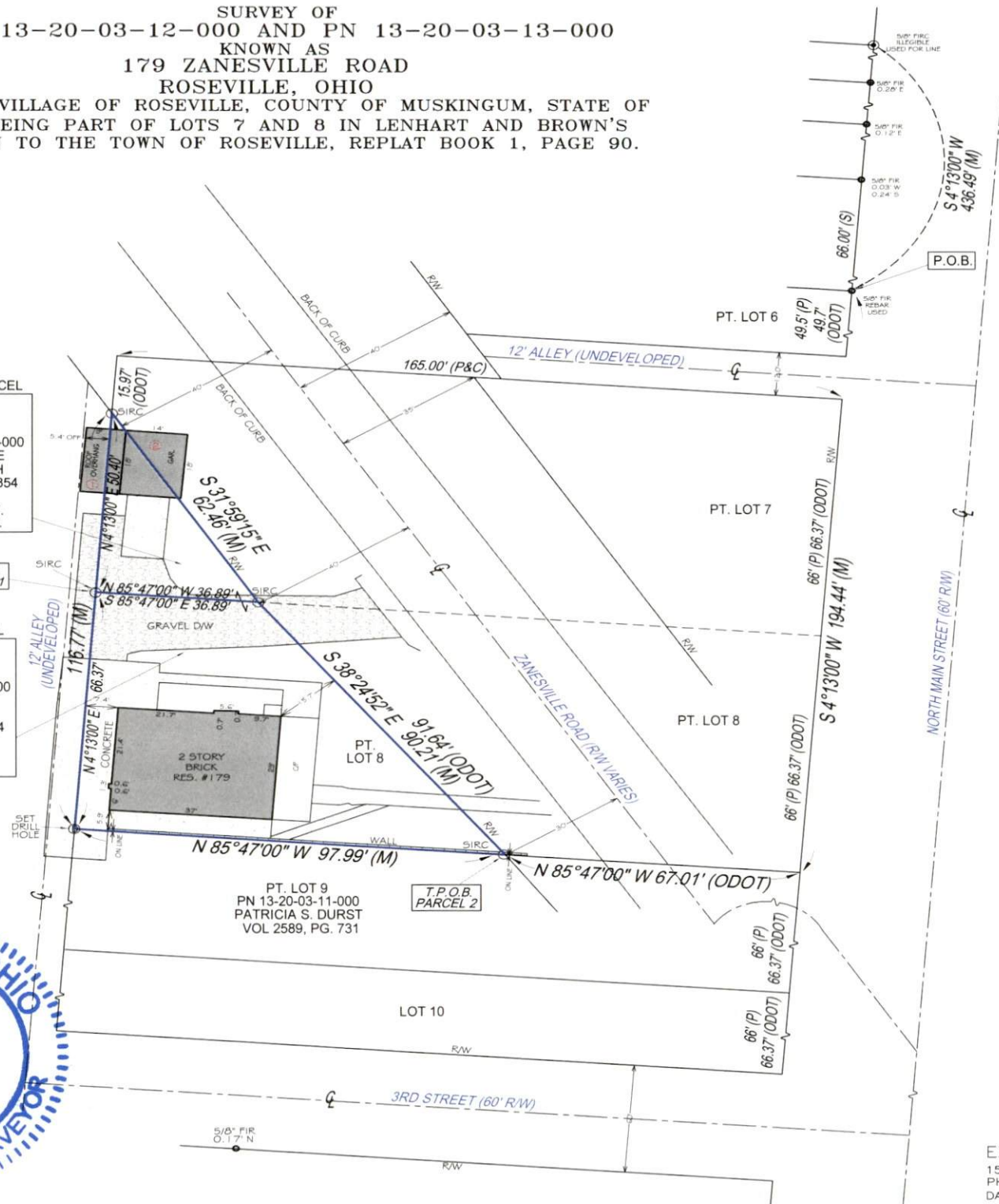
IN THE VILLAGE OF ROSEVILLE, COUNTY OF MUSKINGUM, STATE OF OHIO, BEING PART OF LOTS 7 AND 8 IN LENHART AND BROWN'S ADDITION TO THE TOWN OF ROSEVILLE, REPLAT BOOK 1, PAGE 90.

SUBJECT PARCEL

PARCEL 1
PT. LOT 7
ALL OF
PN 13-20-03-13-000
PARSONAGE
M E CHURCH
VOL. 275, PG. 354
AREA
= 929.70 S.F.
= 0.0213 AC.

SUBJECT PARCEL

PARCEL 2
PT. LOT 8
ALL OF
PN 13-20-03-12-000
PARSONAGE
M E CHURCH
VOL. 240, PG. 364
AREA
= 4476.09 S.F.
= 0.1027 AC.



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

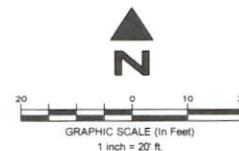
DESCRIPTION
APPROVED

By: D.M. Barnhard
2-16-2024

POINTS OF INTEREST:

- ① ROOF OVER THE PROPERTY LINE
- ② GARAGE OVER THE PROPERTY LINE

LENHART AND BROWN'S
ADDITION TO THE TOWN
OF ROSEVILLE
REPLAT BOOK 1, PAGE 90



EXACTA LAND SURVEYORS
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PHONE: (216) 751-9000 WWW.EXACTALAND.COM
DATE 1-31-2024 JOB NO. 2401.1528