

# SURVEY FOR CRAIG JOHNSON

AUDITORS PARCEL NUMBER  
25-65-03-28-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO WARNER LANE ESTATES LLC IN O.R. VOLUME 2494, PAGE 321 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 33 AND LOT 34, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

NORTHEAST CORNER  
OF LOT 35

5/8" REBAR

5/8" REBAR  
S01°54'58"W  
119.16'

5/8" REBAR WITH  
"BIEDENBACH" CAP  
S01°54'58"W  
170.64'

S01°54'58"W  
465.93'

S87°34'50"E 444.99'

5/8" REBAR

S02°32'19"W  
2189.30' (DEED)

WARNER LANE ESTATES LLC.  
O.R. 2494, PG. 321  
(1989 BIEDENBACH SURVEY)

S64°55'51"E 252.62'

S13°13'37"W  
37.59'

S88°25'11"E 210.43' TOTAL

WARNER LANE ESTATES LLC.  
O.R. 2494, PG. 321  
2.737 ACRES

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

DESCRIPTION  
APPROVED  
By: *[Signature]*

2/12/21  
Date

LOT 34  
Fee Paid

LOT 29  
LOT 30

5/8" REBAR

N88°24'05"W 432.85' TOTAL

12.00'

5/8" REBAR  
(BENT)

## SURVEY GAP

THE BIEDENBACH SURVEY USED DEED DIMENSIONS FROM THE NORTH LINE OF THE PREVIOUS DEED (DEED VOL. 1004, PG. 564) AND THE NEWCOME SURVEY USED DEED DIMENSIONS FROM THE SOUTH LINE (U.S. RT. 40) OF THE PREVIOUS DEED (DEED VOL. 1140, PG. 449), LEAVING A ±100' WIDE STRIP OF LAND BETWEEN THE TWO SURVEYS. ADDITIONAL TITLE RESEARCH IS REQUIRED TO DETERMINE CURRENT OWNERSHIP OF THIS STRIP OF LAND.

5/8" REBAR WITH  
"LINN & NEWCOME" CAP

N87°46'09"W 414.23' MEASURED  
(413.96' DEED)

RICHARD W. & MILDRED L. TEISINGER  
DEED VOL. 1146, PG. 643  
(1998 NEWCOME SURVEY)

5/8" REBAR WITH  
"LINN & NEWCOME" CAP

N01°16'35"E  
100.83'

TYE A., RAE L. & JAMES H. BOYD  
O.R. 2106, PG. 156

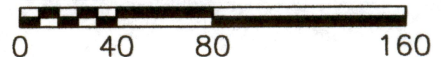
## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 11.268± AC. PARCEL  
COMPLETED MARCH 30, 1989 BY W.J. BIEDENBACH PS5718  
PREVIOUS SURVEY OF A 4.59± AC. PARCEL  
COMPLETED JULY 10, 1998 BY J.D. NEWCOME PS7321  
MUSKINGUM COUNTY GIS

## LEGEND

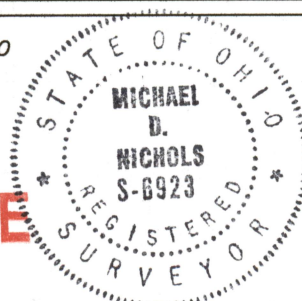
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=80'



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 10th DAY OF FEBRUARY, 2021, FROM A FIELD SURVEY COMPLETED THE 10th DAY OF FEBRUARY, 2021.

*[Signature]*  
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, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 02-10-21

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6409

DRAWING NO:  
Z:\6409\6409.dwg