



SCALE 1" = 60'

LEGEND OF SYMBOLS

- FOUND 3/4" IRON PIPE
- ⊙ FOUND 5/8" IRON PIN - NO CAP
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP IDENTIFICATION CAP
- ⚓ SET MAG NAIL

- SECTION LINE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- x - FENCE LINE
- - - ROADWAY CENTERLINE

DESCRIPTION

APPROVED

By: *A. H. 3/18/2022*

MAYSVILLE PIKE  
SR222  
R/W VARIES  
OPEN - PUBLIC

P.O.B.

CONTAINING-1.000  
ACRES  
H. GERALD CLOSSMAN  
AND PATRICIA ANN  
CLOSSMAN REV.  
LIVING TRUST  
OR 2014, PAGE 185  
PARCEL  
47-22-02-13-000

CONTAINING-0.9380 ACRES  
40,860 SQFT  
COLONIAL PLACE MANUFACTURED HOUSING  
COMMUNITY LTD  
OR 1141, PAGE 363  
PARCEL 47-22-03-03-000

CONTAINING-1.0722  
ACRES  
COLONIAL VILLAGE  
MANUFACTURED  
HOUSING  
COMMUNITY LTD.  
OR 1141, PAGE 356  
NO PERMANENT  
BUILDINGS LOCATED  
ON SUBJECT PARCEL  
PARCEL  
47-22-03-03-001

INGRESS/EGRESS  
EASEMENT  
VOL. 1141, PG 356

FOXFIRE DRIVE  
UNKNOWN R/W TWP RD 128  
OPEN - PUBLIC

CONTAINING-0.5384 ACRES  
0.544 ACRES PER DEED  
COLONIAL PLACE MANUFACTURED  
HOUSING COMMUNITY LTD.  
OR 1141, PAGE 363  
PARCEL 47-22-03-03-002

CONTAINING-1.3146 ACRES  
COLONIAL PLACE  
MANUFACTURED HOUSING  
COMMUNITY LTD.  
OR 1141, PAGE 363  
PARCEL 47-22-03-03-003

SURVEYOR'S NOTES

NORTH AND BEARING SYSTEM BASED UPON  
THE OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, NAD83 (12a) AND  
FURTHER BASED UPON THE O.D.O.T. V.R.S.  
NETWORK, COLLECTED DURING A FIELD  
SURVEY CONDUCTED IN SEPTEMBER OF 2021

THIS PLAN MEETS ALL OF THE BOUNDARY  
SURVEY STANDARDS PURSUANT O.A.C.  
4733-37

THIS SURVEY DOES NOT CONSTITUTE A TITLE  
SEARCH BY THE SURVEYOR.

MONUMENTS FOUND ARE IN GOOD OVERALL  
CONDITION UNLESS NOTED OTHERWISE.

ACCESS TO PARCELS IS AVAILABLE VIA  
FOXFIRE DRIVE

PERTINENT DOCUMENTS

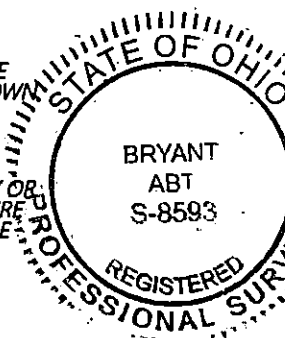
ALL DOCUMENTS THAT ARE DEPICTED ON THE FACE OF THE  
SURVEY WERE USED TO ASCERTAIN THE BOUNDARY AS SHOWN  
HEREON.

OCCUPATION STATEMENT

THERE EXIST NO PHYSICAL EVIDENCE ALONG THE WESTERLY OR  
EASTERLY BOUNDARY LINES AS ASCERTAINED; A PARTIAL WIRE  
FENCE RUNS THE NORTHERLY AND SOUTHERLY LINES WHERE  
SHOWN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE  
AN ACCURATE REPRESENTATION OF AN ACTUAL  
FIELD SURVEY CONDUCTED BY MYSELF OR UNDER  
MY SUPERVISION AND IN ACCORDANCE  
WITH THE OHIO SURVEYING STANDARDS FOR  
PRACTICE OF LAND SURVEYING.



**NOT RECORDABLE**

PLAT OF SURVEY  
COLONIAL HILLS COMMUNITY MHP

PROJECT #21-7972-SITE #002  
NORTHEAST QUARTER OF SECTION 8 TWN 15, RNG 14,  
CONGRESS LANDS  
5940 FOXFIRE DRIVE  
NEWTON TOWNSHIP, COUNTY OF MUSKINGUM, OH  
PAGE 1 OF 2



PLAT OF SURVEY  
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:  
NEXUS-CRE  
EMAIL: INFO@NEXUS-CRE.COM  
PHONE: (330) 777-0502  
24 N. High Street, Suite 103, Akron, OH 44308