

# SURVEY FOR MCM GROUP LLC

AUDITORS PARCEL NUMBER  
51-70-03-02-001 (PART)

BEING A PART OF THE THE PARCEL CONVEYED TO MCM GROUP LLC IN O.R. VOLUME 2539, PAGE 32 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



ALMANA II LLC  
O.R. VOL. 1525, PG. 206

SOUTHEAST CORNER OF  
RITCHEY PARKWAY  
(PLAT BOOK 20,  
PAGE 107)

5/8" REBAR WITH  
"SWIERZ" CAP

S01°49'16"E 60.21'  
(60.13' RD. DEDICATION)

S88°13'10"W 163.96'

5/8" REBAR

MCM GROUP LLC  
O.R. VOL. 2539, PG. 32

S88°07'39"E  
130.46'

S00°14'02"E 275.86'

MCM GROUP LLC  
O.R. VOL. 2539, PG. 32  
3.287 ACRES

N89°45'47"W 413.27'

N03°34'37"W 363.61'

MCM GROUP LLC  
O.R. VOL. 2539, PG. 32

N88°13'10"E 444.04'

RITCHEY PARKWAY (PLAT BOOK 20, PAGE 107)  
(COUNTY ROAD 707)

N88°13'02"E 829.56' (829.69' ROAD DEDICATION)

VARIES

5/8" REBAR WITH  
BIEDENBACH CAP  
60.00'  
(NOT USED - 0.17' NORTH  
OF SOUTH STREET LINE)

5/8" REBAR

5/8" REBAR WITH  
"TCW" CAP

S27°52'49"E 1089.88'  
(1090.36' DEED)

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*[Signature]*

10/26/21

Date

Fee Paid

MCM GROUP LLC  
O.R. VOL. 2539, PG. 32

DESCRIPTION

APPROVED

By: *[Signature]* 10/26/21

[A] ZANESVILLE MUSKINGUM COUNTY PORT AUTHORITY  
DEED VOL. 1088, PG. 49

## RESEARCH

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 34.25 AC. PARCEL.  
COMPLETED AUG. 10, 1994 BY R.M. MERCKLE PS8473  
PREVIOUS ROAD DEDICATION PLAT COMPLETED DEC. 14, 2015  
BY D.P. SWIERZ PS8062 & RECORDED IN P.B. 20, PG. 107  
MUSKINGUM COUNTY GIS

## LEGEND

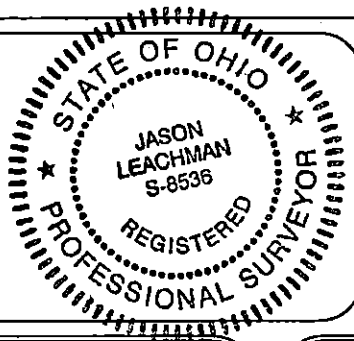
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS

SCALE 1"=120'

0 60 120 240

I, JASON LEACHMAN, HEREBY CERTIFY TO  
THE BEST OF MY KNOWLEDGE AND BELIEF THE  
ABOVE PLAT AND SURVEY TO BE CORRECT AS  
PREPARED BY ME THIS 25th DAY OF OCTOBER,  
2021, FROM A FIELD SURVEY COMPLETED THE  
22nd DAY OF OCTOBER, 2021.

JASON LEACHMAN  
PROFESSIONAL SURVEYOR #8536



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: BEO@ohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 10-25-21

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 6535

DRAWING NO:  
Z:\6535\6535 PLAT.dwg