

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

Mania Brent 11/18/20

86-31-02-03-001 A

**SURVEY EXHIBIT OF PROPOSED
0.904 ACRE LOT SPLIT**
PART OF LAND OF ZANESVILLE, OH RETAIL LLC
PART OF LOT 4, HERITAGE HILLS - PLAT 1
PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1,
RANGE 8, UNITED STATES MILITARY LANDS
CITY OF ZANESVILLE, COUNTY OF MUSKINGUM,
STATE OF OHIO



OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

SURVEYOR'S NOTES

1) BASED ON RECORDS ON FILE AT THE MUSKINGUM COUNTY RECORDER'S OFFICE AND THE MUSKINGUM COUNTY ENGINEER'S OFFICE.

2) REFERENCES: DOCUMENTS NOTED HEREON.

3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

- IRON PIN FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JULY, 2020. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4753-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER OPS

STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

DATE



COLONY SQUARE
OUTPARCEL OWNER LLC
PID: 86-31-02-02-002
BK. 2796, PG. 784
0.9091 AC. (DEED)

T.P.O.B.

N 72°50'21" E 195.00'

5/8" REBAR FOUND
W/ "CANTER" CAP

PROPOSED
0.904 AC.
LOT SPLIT
PART OF PARCEL #86-31-02-03-000

HERITAGE HILLS - PLAT 1
P.B. 13 PG. 46

ZANESVILLE, OH RETAIL LLC
PID: 86-31-02-03-000
BK. 1839, PG. 638
9.0511 AC. (DEED)

S 72°50'21" W
40.00'

MAPLE AVE. - S.R. 60
(VARIABLE R/W)

LOT 1
LOT 4

N 17°09'39" W
578.16'

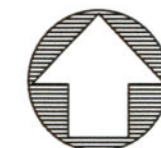
S 72°50'21" W 195.00'

R.P.O.B.

SE CORNER
LOT 4

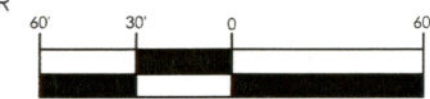
BRANDYWINE BLVD
(80' R/W)

DESCRIPTION
APPROVED
By: *He 8/10/2020*



NORTH

GRAPHIC SCALE



1" = 60'