

AUDITOR'S PARCEL NUMBERS
13-10-04-20-000 (ALL) & 13-10-04-02-000 (ALL)

BEING A PART OF PARCEL THREE AND PARCEL FOUR AS CONVEYED TO BIG BOTTOM ENTERPRISES LLC IN O.R. VOLUME 3086, PAGE 859 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 11 OF BEEM'S ADDITION TO THE VILLAGE OF ROSEVILLE (REPLAT BOOK 1, PAGE 249) AND IN SECTION 3, TOWNSHIP 14, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, VILLAGE OF ROSEVILLE, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ GIN PIN FOUND
- ▲ MAG NAIL SET
- AXLE FOUND

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF LOT 8 OF BROWN'S ADDITION
COMPLETED SEPT. 2, 2014 BY C.R. HARKNESS PS8885
PREVIOUS SURVEY OF A 0.1686± AC. PARCEL COMPLETED
MAY 17, 1999 BY J.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 0.181 AC. PARCEL COMPLETED
SEPT. 28, 1993 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 0.04 AC. PARCEL COMPLETED
MAY 19, 1999 BY K. CANNON PS7224.
PLAT BOOK 2, PG. 102
REPLAT BOOK 1, PG. 273
MUSKINGUM COUNTY, GVS

NOTE: FEATURES (HOUSES, SIDEWALKS, EDGE OF PAVEMENT, ETC.) ARE GRAPHICALLY PLOTTED FOR GENERAL REFERENCE ONLY BASED ON LIMITED FIELD LOCATION AND OGRIP IMAGE DATA. THIS PLAT IS NOT INTENDED TO BE USED AS A MORTGAGE LOCATION SURVEY.

1	S05°59'36"W	34.61'
2	S84°07'53"E	22.56'
3	S53°33'26"E	5.45'
4	S81°41'00"E	17.91'
5	S09°00'22"E	6.30'
6	S83°32'47"E	26.06'

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 3rd DAY OF JULY, 2024, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF JUNE, 2024.

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 4833-37 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.

phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 07-03-24	SCALE: 1"=20'
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CHECKED BY: MDN	JOB NO: 6985	DRAWING NO: Z: 6985-1 6985-2
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