

2406.3573
BOUNDARY SURVEY
MUSKINGUM COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓐ-FD AXLE AS NOTED
- ①-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC-ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC-CONCRETE
- C/L-CENTERLINE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR-GARAGE
- INSTR-INSTRUMENT
- O.L-ORIGINAL LOT
- O.R-OFFICIAL RECORD
- P.N-PARCEL NUMBER
- P.O.B-POINT OF BEGINNING
- P.O.L-POINT ON LINE
- RES-RESIDENCE
- R/W-RIGHT OF WAY
- PG-PAGE
- S.B.L-SET BACK LINE
- S.F-SQUARE FEET
- T.P.O.B-TRUE POINT OF BEGINNING
- WF-WOOD FENCE

PLAT OF MELODY LAKE
PLAT BOOK 9, PAGE 17



PT. SEC. 1
PN 17-20-09-28-000
WILLIAM E. ROBY
SARAH A. ROBY
VOL. 1101, PG. 604

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF MELODY LAKE AS SHOWN HEREON, HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTHWEST LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS BEARING N 75°54'07" E.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

**OFFICE COPY
NOT RECORDABLE**

ROBERT M. RUFFING, P.S. 8423
STATE OF OHIO
DATE: 7-24-2024
REV. 7-27-2024

DOCUMENTS USED:

- PLAT OF MELODY LAKE, PLAT BOOK 9, PAGE 17, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MUSKINGUM COUNTY TAX MAPS/GIS.

S/L 19
PN 17-20-09-13-000

S/L 19 & PT. S/L 20
PN 17-20-09-13-000
PN 17-20-09-14-000
WESLEY BAXTER ANDERSON
SHIRLEY J. ANDERSON
VOL. 1081, PG. 603

PT. S/L 20
PN 17-20-09-14-000

PT. S/L 20
ALL OF PN 17-20-09-15-000
AREA = 11,057.83 S.F.
= 0.2538 AC

S/L 20A
ALL OF PN 17-20-09-16-000
AREA = 23,157.53 S.F.
= 0.5316 AC

SUBJECT PARCEL

S/L 20A, PT. S/L 20 & 21
GREGORY P. WEAVER
CHERRY N. WEAVER
PN 17-20-09-15-000
PN 17-20-09-16-000
PN 17-20-09-17-000
VOL. 1857, PG. 111
AREA = 39,013.75 S.F.
= 0.8956 AC

S/L 1
PN 17-20-09-27-000
RICKY D. KUHN
JULIE A. KUHN
VOL. 1942, P.G. 856

S/L 2
PN 17-20-09-26-000
JUDY A. MELLON
VOL. 1143, PG. 899

LANDMARK

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE 7-24-2024

C-1
R= 135.00' (P)
L= 66.44' (M)
Δ= 28°11'50" (C)
S 42°05'37" E 65.77' (M)

POINTS OF INTEREST:
① CHAIN-LINK FENCE OVER THE PROPERTY LINE.

PT. S/L 21
PN 17-20-09-18-000
JAMES L. WALTER
MISTY L. WALTER
VOL. 1131, PG. 937

SURVEY OF
PN 17-20-09-15-000, PN 17-20-09-16-000
AND PN 17-20-09-17-000
KNOWN AS
1150 LAKE VIEW DRIVE
ZANESVILLE, OHIO
IN THE TOWNSHIP OF FALLS, COUNTY OF
MUSKINGUM AND STATE OF OHIO, BEING SUBLT 20A
AND PARTS OF SUBLOTS 20 AND 21 IN THE PLAT OF
MELODY LAKE, PLAT BOOK 9, PAGE 17, IN PART OF
THE FIRST SECTION OF TOWNSHIP NO. 1, RANGE 8,
UNITED STATES MILITARY LANDS.

