

AUDITORS PARCEL NUMBERS

TO BE COMBINED WITH 23-20-03-16-001

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

By: Heb/10h021

JOHN L. Sr. &
AMY D. MOHLER
O.R. VOL. 2797,
PAGE 589
(T.O.D. O.R. VOL.
2801, PG. 585)

ROBERT A. & SHARON K. ROBSON
DEED VOL. 1074, PAGE 159

N02°06'52"E 438.30' (N02°06'52"E 510.48'

23-20-03-16-003 (PART)
EDWARD W. GOEHLER
O.R. VOL. 2387, PAGE 914
(PREVIOUSLY SURVEYED 20.250 AC. PARCEL)

PETER D. OLDHAM JR.
O.R. VOL. 2980, PAGE 644

EDWARD W. GOEHLER
O.R. VOL. 2387, PG. 914
EDWARD W. GOEHLER & J. ANN JOSEPH
DEED VOL. 1156, PG. 20
3.030 ACRES TOTAL

N02°07'18"E
155.26'

N89°21'02"E 1257.94'

23-20-03-16-003 (REMAINDER)
EDWARD W. GOEHLER
O.R. VOL. 2387, PAGE 914
-SEE NOTE

SOUTHWEST CORNER OF
THE SOUTHEAST
QUARTER OF SECTION 3

IRREGULAR
SHAPED STONE
(NO MARKINGS)

WOODED ACRES LTD.
O.R. VOL. 1515, PAGE 174

Date _____

Fee Paid

NOTE: THE REMAINDER OF PARCEL NUMBER 23-20-03-16-003 IS NOT TO BE TRANSFERRED IN THE FUTURE AS AN INDEPENDENT PARCEL. THE REMAINDER MUST BE TRANSFERRED WITH ALL OR PART OF PARCEL NUMBER 23-20-03-16-002 IN ORDER TO MAINTAIN LEGAL ACCESS, IN COMPLIANCE WITH THE MUSKINGUM COUNTY PLANNING COMMISSION REGULATIONS.

23-20-03-16-002 (PART)
EDWARD W. GOEHLER & J. ANN JOSEPH
DEED VOL. 1156, PAGE 20
-SEE NOTE

A "THE COLLINS PRESERVATION TRUST"
LISA CLARK, TRUSTEE &
PRESTON CURTIS, TRUSTEE
O.R. VOL. 2793, PG. 66

DESCRIBED 3.03 ACRE PARCEL NOT TO BE
USED AS A SEPARATE BUILDING SITE OR
TRANSFERRED AS AN INDEPENDENT PARCEL
IN THE FUTURE WITHOUT PLANNING
COMMISSION APPROVAL IN ACCORDANCE
WITH APPLICABLE SUBDIVISION REGULATIONS.

DEEDS AS SHOWN

PREVIOUS SURVEY OF A 70.733 AC. PARCEL
COMPLETED JUNE 23, 1999 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 5.50± AC. PARCEL
COMPLETED AUG. 13, 2012 BY B.K. McPEEK PS8517
PREVIOUS SURVEY OF A 21.053± AC. PARCEL
COMPLETED JUNE 03, 2004 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 21.053 AC. PARCEL
COMPLETED AUG. 24, 1999 BY J.T. SPILKER PS5862
PREVIOUS SURVEY OF A 1.970± AC. PARCEL
COMPLETED MAY 20, 1986 BY W.J. BIEDENBACH PS5718
MUSKINGUM COUNTY GIS

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

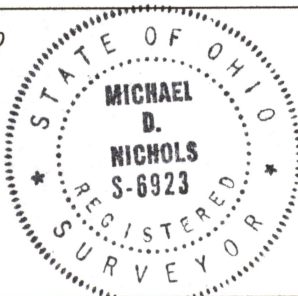
SCALE 1"=300'

Fruit	Number of People
Apple	300
Mango	150
Orange	150
Guava	150

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 20th DAY OF JUNE, 2021, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF MAY, 2021.

MICHAEL D. NICHOLS

PROFESSIONAL SURVEYOR #6923



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: BEI@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JW L

DATE: 06-02-21

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 6412

DRAWING NO:
Z:\6412\6412.dwg