

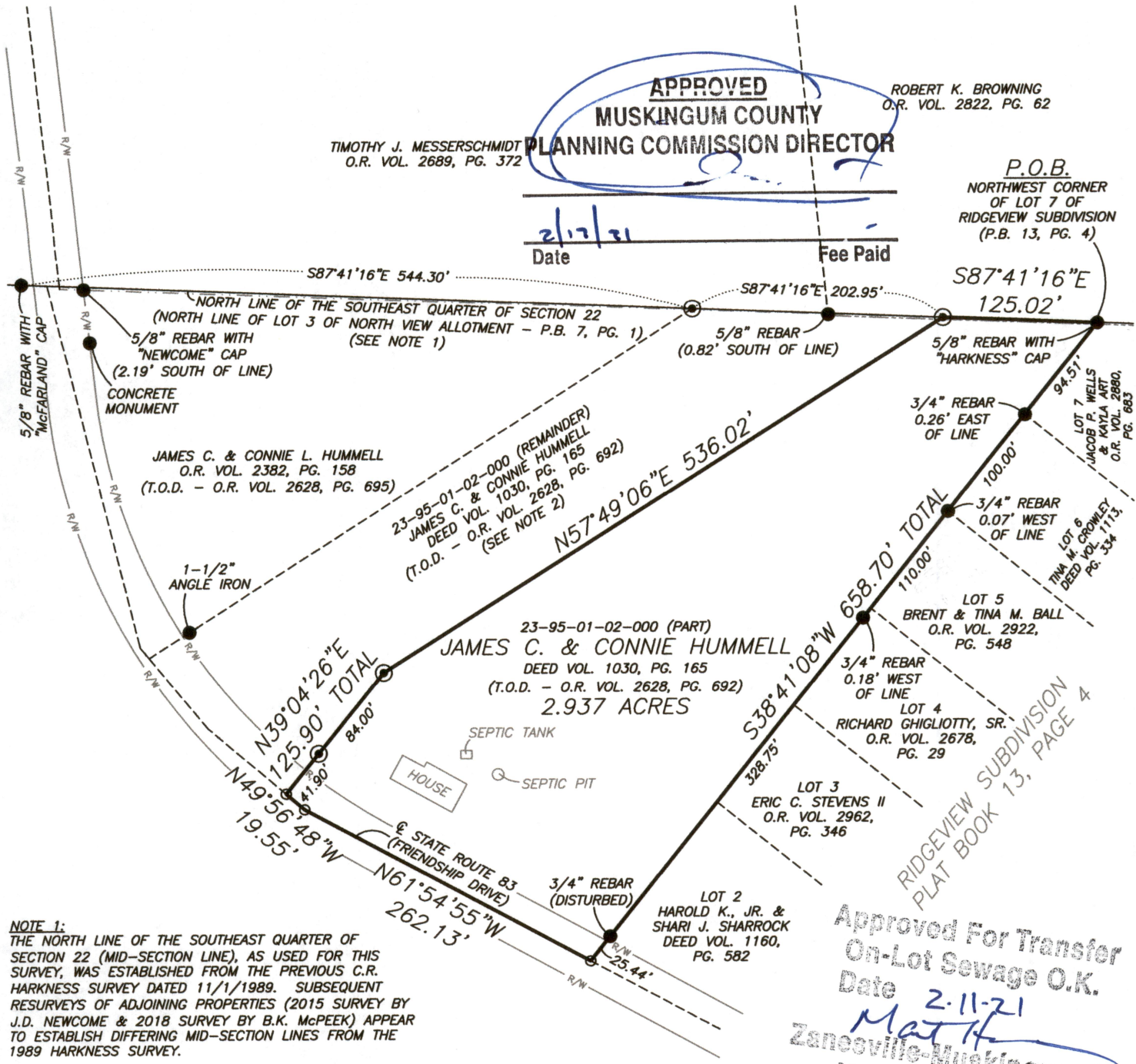
23-95-01-02-001 JB

SURVEY FOR JIM HUMMELL

AUDITORS PARCEL NUMBER
23-95-01-02-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO JAMES C. AND CONNIE HUMMELL IN DEED VOLUME 1030, PAGE 165 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN LOT 3 OF NORTH VIEW ALLOTMENT (PLAT BOOK 7, PAGE 1), SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



NOTE 1:
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 (MID-SECTION LINE), AS USED FOR THIS SURVEY, WAS ESTABLISHED FROM THE PREVIOUS C.R. HARKNESS SURVEY DATED 11/1/1989. SUBSEQUENT RESURVEYS OF ADJOINING PROPERTIES (2015 SURVEY BY J.D. NEWCOME & 2018 SURVEY BY B.K. MCPEEK) APPEAR TO ESTABLISH DIFFERING MID-SECTION LINES FROM THE 1989 HARKNESS SURVEY.

NOTE 2:
REMAINDER OF PARCEL NUMBER 23-95-01-02-000 IS NOT TO BE USED AS A SEPARATE BUILDING SITE IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.558 AC. PARCEL
COMPLETED NOV. 1, 1989 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 4.79± AC. PARCEL
COMPLETED APRIL 8, 2015 BY J.D. NEWCOME PS7321
PREVIOUS SURVEY OF A 75.663± AC. AND A 66.382± AC. PARCEL
COMPLETED JULY 23, 2018 BY B.K. MCPEEK PS8517
PLAT BOOK 13, PG. 4
PLAT BOOK 7, PG. 1
MUSKINGUM COUNTY GIS

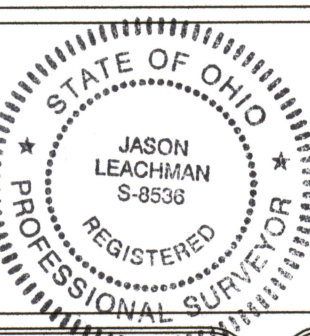
LEGEND

- 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 26th DAY OF JANUARY, 2021, FROM A FIELD SURVEY COMPLETED THE 21st DAY OF JANUARY, 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: BEI@rrahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 01-26-21	SCALE: 1"=120'
CHECKED BY: MDN	JOB NO: 6337	DRAWING NO: Z:\6337\JIM HUMMELL.dwg