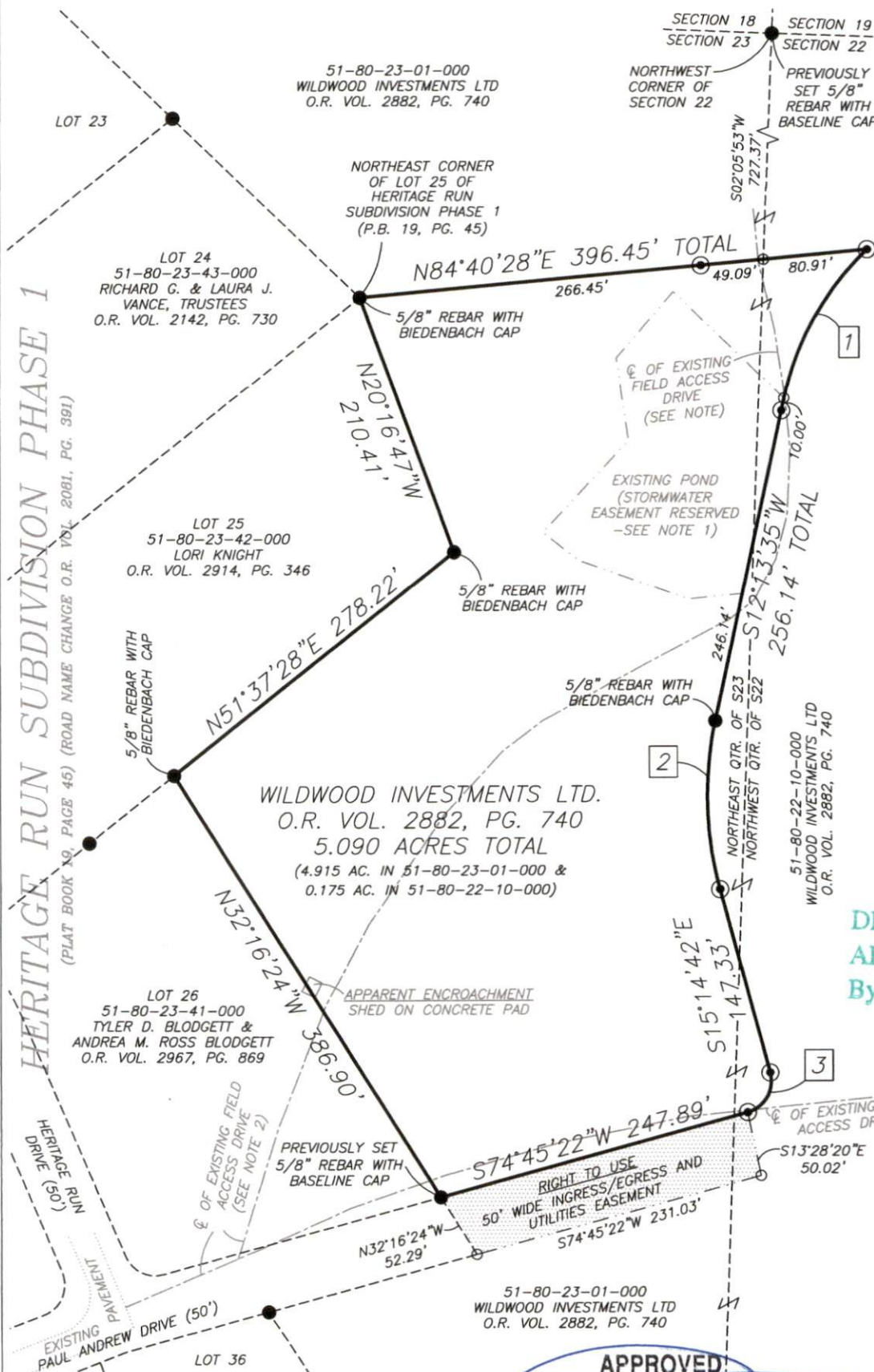


SURVEY FOR COLTON HAMBEL

AUDITORS PARCEL NUMBER

51-80-23-01-000 (PART-4.915 AC.) & 51-80-22-10-000 (PART-0.175 AC.)

BEING A PART OF THE PARCEL CONVEYED TO WILDWOOD INVESTMENTS LTD. IN O.R. VOLUME 2882, PAGE 740 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.



| | |
|---|---------------------|
| 1 | CHORD - S29°16'53"W |
| | 131.98' |
| | RAD - 225.00° |
| | ARC - 133.95" |
| | DELTA - 34°06'37" |
| 2 | CHORD - S01°30'34"E |
| | 130.59' |
| | RAD - 275.00° |
| | ARC - 131.85" |
| | DELTA - 27°28'18" |
| 3 | CHORD - S29°45'18"W |
| | 35.36' |
| | RAD - 25.00° |
| | ARC - 39.27" |
| | DELTA - 90°00'00" |

NOTE 1:
AN EASEMENT ON THE EXISTING POND IS RESERVED BY THE GRANTOR FOR FUTURE STORMWATER MANAGEMENT, IN THE EVENT OF THE DEVELOPMENT OF PHASE 2 OF HERITAGE RUN SUBDIVISION. THIS INCLUDES THE RIGHT TO DEEPEN THE POND TO ENLARGE THE STORAGE AND TO MAINTAIN THE POND TO MEET FUTURE STORMWATER PLAN REQUIREMENTS, AS WELL AS, DEVELOPING A PUBLIC ROAD ACROSS THE LOCATION OF THE CURRENT DAM. THE GRANTOR ALSO RESERVES THE RIGHT TO USE THE EXISTING FIELD ACCESS DRIVE ACROSS THE DAM FOR ACCESS TO CULTIVATED FIELDS AND EXISTING OIL WELLS.

NOTE 2:
EXISTING FIELD ACCESS DRIVE TO BE REROUTED TO SOUTH AND EAST SIDES OF THE 5.090 ACRE PARCEL

DESCRIPTION
APPROVED

By: *11/17/2023*

LEGEND

- EXISTING IRON PIN (5/8" REBAR W/CAP UNLESS OTHERWISE NOTED)
- IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 111.518 AC. & A 25.451 AC. PARCEL
COMPLETED FEB. 15, 2019 BY J. LEACHMAN PS8536
PLAT BOOK 19, PAGE 45
MUSKINGUM COUNTY GIS

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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 22nd DAY OF DECEMBER, 2022. FROM A FIELD SURVEY COMPLETED THE 21st DAY OF DECEMBER, 2022.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



Fee Paid

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@rohoio.com, www.BaselineSurveyingInc.com

| | | |
|-----------------|----------------|-----------------------------|
| DRAWN BY: JWL | DATE: 12-22-22 | SCALE: 1"=120' |
| CHECKED BY: MDN | JOB NO: 6695 | DRAWING NO: Z\6695\6695.dwg |