

66-17-02-28-001 B

SURVEY FOR ANDY GEYER

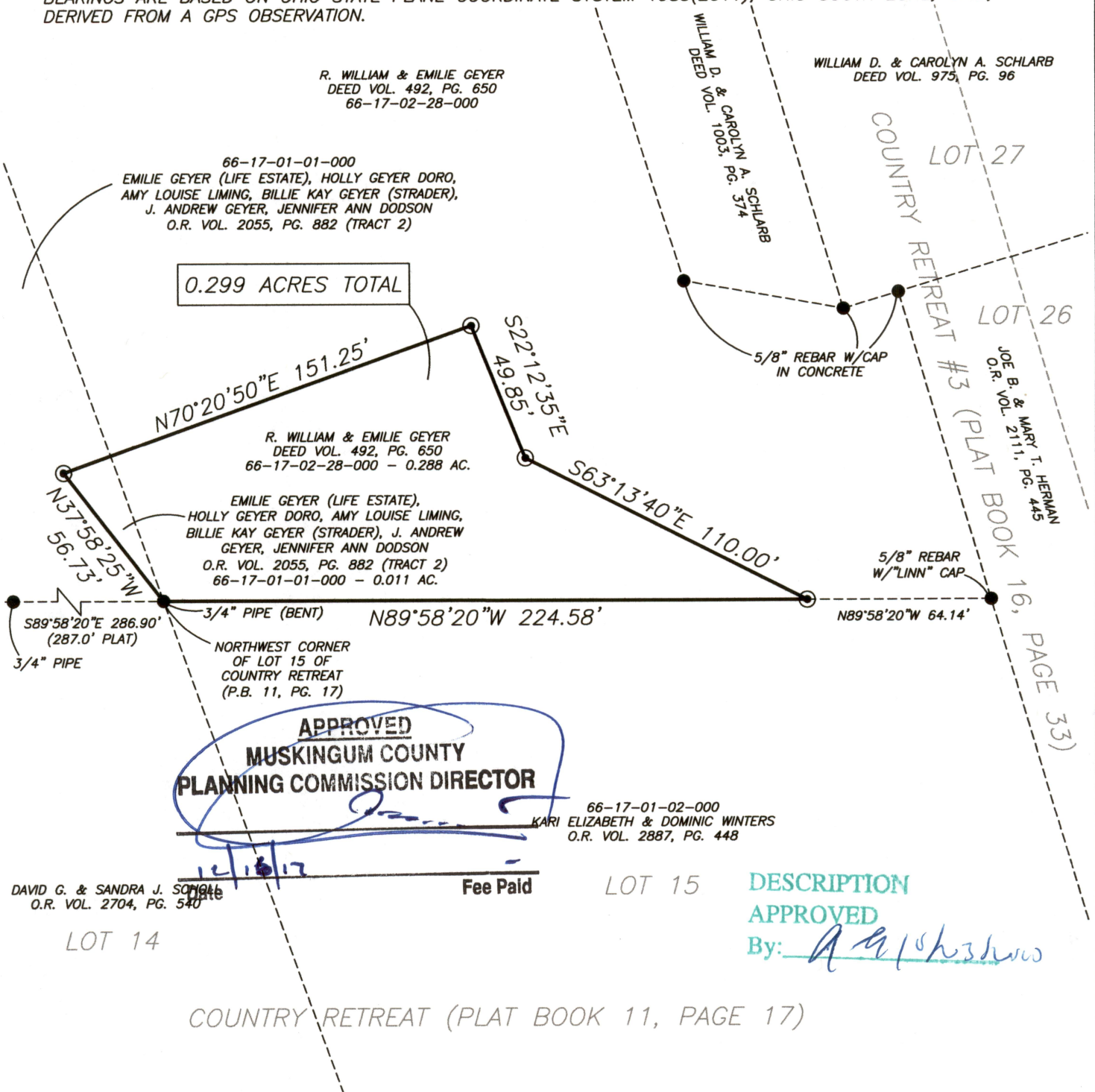
AUDITORS PARCEL NUMBER

66-17-01-01-000 (PART-0.011 AC.) & 66-17-02-28-000 (PART-0.299 AC.)

TO BE COMBINED WITH 66-17-01-02-000

BEING A PART OF TRACT 2 AS CONVEYED TO EMILIE GEYER (LIFE ESTATE), HOLLY GEYER DORO, AMY LOUISE LIMING, BILLIE KAY GEYER (STRADER), J. ANDREW GEYER, AND JENNIFER ANN DODSON IN O.R. VOLUME 2055, PAGE 882 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; AND A PART OF A 7.76 ACRE PARCEL CONVEYED TO R. WILLIAM AND EMILIE GEYER IN DEED VOLUME 492, PAGE 650 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



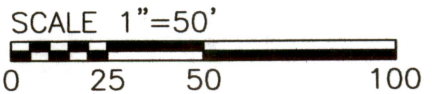
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.223 AC. PARCEL
COMPLETED FEB. 17, 1988 BY K.C. VARNER PS4508
COUNTRY RETREAT REPLAT OF LOT NO. 15 (P.B. 16, PG. 32)
COUNTRY RETREAT #3 (P.B. 16, PG. 33)
COUNTRY RETREAT (P.B. 11, PG. 17)
MUSKINGUM COUNTY GIS

LEGEND

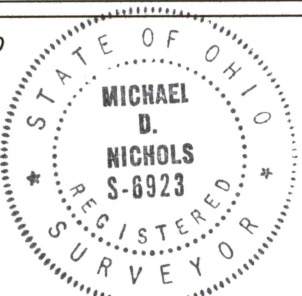
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS

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.



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 21st DAY OF OCTOBER, 2020, FROM A FIELD SURVEY COMPLETED THE 18th DAY OF NOVEMBER, 2019.

NOT RECORDABLE
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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 10-21-20	SCALE: 1"=50'
CHECKED BY: MDN	JOB NO: 6260	DRAWING NO: Z:\6260\6260.dwg