

TROY AND HEATHER GARBER  
AUDITORS PARCEL NUMBER  
PART OF 08-08-20-18-12-003

PROPOSAL IS FOR A 1.770 ACRE TRACT, MORE OR LESS, OUT OF A CURRENT 10.017 ACRE TRACT



DESCRIPTION

APPROVED

By: *MB* 9-13-2022

P.L.S.S. INFORMATION

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 03°35'08"E AS SHOWN ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18 IN A SURVEY DONE BY MICHAEL D. NICHOLS (P.S.#6923) AS RECORDED IN O.R. 1661, PAGE 630 AT THE RECORDERS OFFICE, MUSKINGUM COUNTY, OHIO.

THIS PLAT WAS PREPARED BY, DOUGLAS J. BRANDEL, OHIO REGISTERED SURVEYOR NO. 7961, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED IN JUNE 2022, ALONG WITH PUBLIC RECORDS ON FILE AT THE MUSKINGUM COUNTY RECORDER'S OFFICE.

POINT OF REFERENCE  
N.W. QTR. N.E. QTR.  
S.W. QTR. S.E. QTR.  
CENTER OF SECTION 18

LEGEND

- 5/8" REBAR FOUND ("BIEDENBACH" CAP)
- ⊙ 5/8" REBAR FOUND
- ⊙ 3/4" IRON PIN SET ("BRANDEL 7691" CAP)
- ANGLE POINT



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

6/27/2022  
DATE

Date

Fee Paid

Andrew J. & Eli J. Burkholder  
75.65 acres  
OR 3080 Pg 930

Troy J. & Heather D. Garber  
10.017 acres  
OR 1661 Pg 630

Mike S. Jr. &  
Mike Moomaw  
7.55 acres  
OR 1503 Pg 910

ADDRESS  
5400 Sealover Hollow Road  
Philo, Ohio, 43771

Craig & Melody G. Hill  
11.84 acres  
OR 1579 Pg 829  
also property ①

Bart R. &  
Debbie A. Steed  
1.05 acres  
OR 2044  
Pg 359

Michelle R. Kelso  
5.00 acres  
OR 1951 Pg 102

Mike S. Jr. &  
Mike Moomaw  
5.26 acres  
OR 1503 Pg 910

BEARING TABLE

Course	Bearing	Distance	Course	Bearing	Distance
L1	N 60°04'13"W	10.81'	L7	N 05°55'18"W	34.81'
L2	N 72°26'59"W	44.27'	L8	N 25°12'21"E	54.10'
L3	N 84°14'46"W	83.00'	L9	N 38°30'06"E	109.79'
L4	N 66°44'58"W	33.64'	L10	N 32°48'39"E	67.78'
L5	N 38°26'18"W	23.65'	L11	N 20°37'17"E	71.99'
L6	N 38°26'18"W	3.40'	L12	N 06°17'13"E	59.02'

OFFICE COPY

NOT RECORDABLE

DOUGLAS J. BRANDEL  
OHIO REGISTERED SURVEYOR NO. 7961