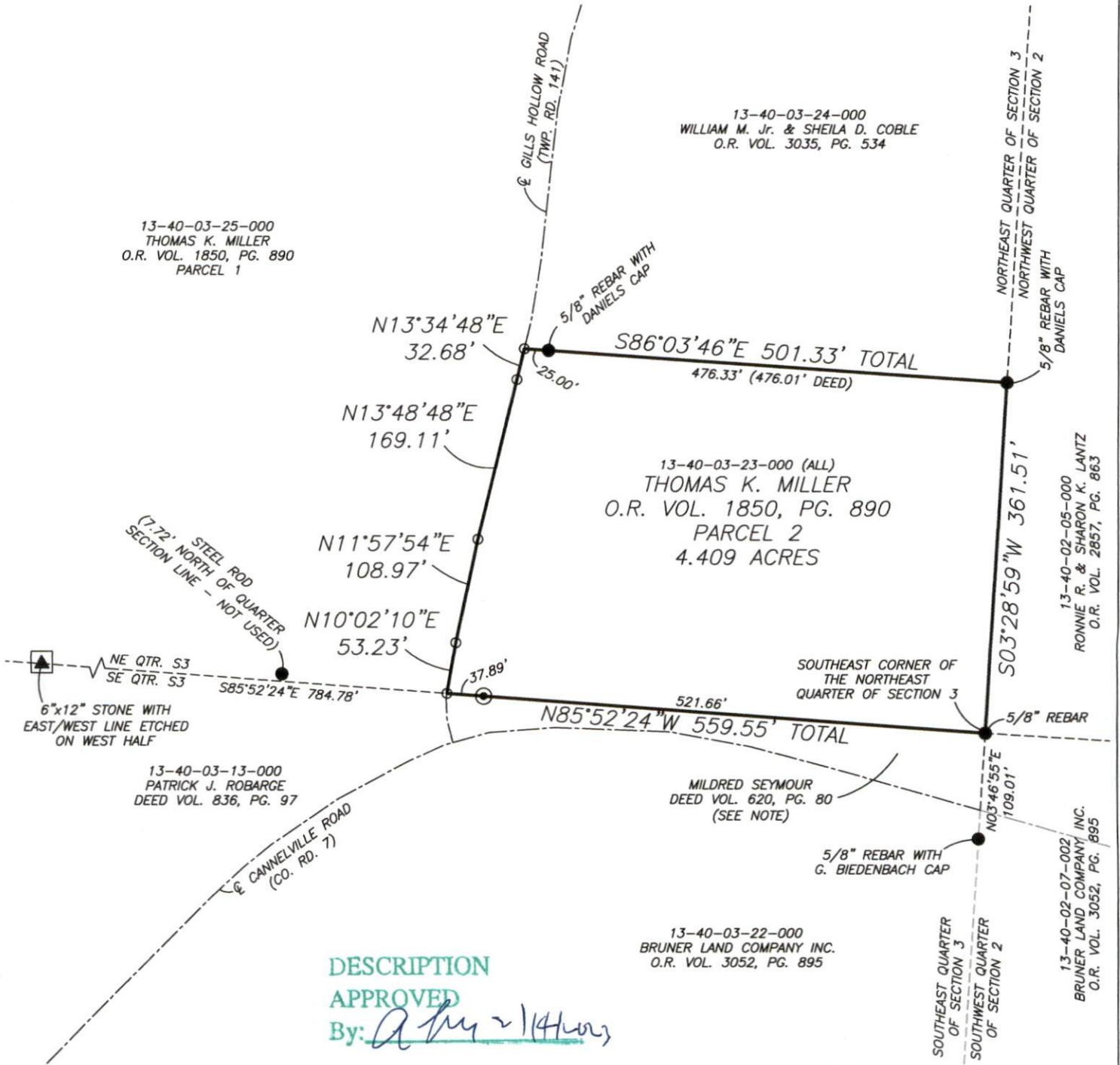


SURVEY FOR TOM MILLER

AUDITORS PARCEL NUMBER
13-40-03-23-000 (ALL)

BEING ALL OF PARCEL TWO AS CONVEYED TO THOMAS K. MILLER IN O.R. VOLUME 1850, PAGE 890 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, CLAY 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 AN 8.42 PARCEL
COMPLETED JULY 30, 2003 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF 6 PARCELS FOR BRUNER LAND CO. INC.
COMPLETED SEPT. 30, 2021 BY G.A. BIEDENBACH PS7881.
PREVIOUS SURVEY OF A 14.30± AC. PARCEL
COMPLETED JULY 29, 1980 BY W.B. HENDERSON PS5242.
DEED VOL. 836, PG. 97; DEED VOL. 620, PG. 80; DEED VOL.
337, PG. 364; & DEED VOL. 302, PG. 548.
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=150'

0 75 150 300

NOTE: THE CURRENT DEED, AND PREVIOUS DEEDS, FOR THE SUBJECT PARCEL ARE ONLY FOR LAND IN THE NORTHEAST QUARTER OF SECTION 3. THE LAND NORTH OF CANNELVILLE ROAD IN THE SOUTHEAST QUARTER OF SECTION 3 WAS CONVEYED TO MILDRED SEYMOUR AS THE THIRD PARCEL OF DEED VOLUME 620, PAGE 80. THIS LAND WAS NOT INCLUDED IN THE 1980 JOBS AND HENDERSON SURVEY OF THE MILDRED SEYMOUR PARCEL (NOW OWNED BY PATRICK J. ROBARGE). THAT SURVEY ONLY EXTENDED EAST TO THE CENTER OF GILLS HOLLOW ROAD. THIS LAND WAS ALSO EXCEPTED FROM THE PREVIOUS DEEDS OF THE PARCEL SOUTH OF CANNELVILLE ROAD (NOW OWNED BY BRUNER LAND COMPANY INC.).

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 9th DAY OF FEBRUARY, 2023. FROM A FIELD SURVEY COMPLETED THE 6th DAY OF FEBRUARY, 2023.

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@rroho.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 02-09-23

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 6715

DRAWING NO:

Z:\6715\6715.dwg