

SURVEY FOR JOSHUA WOOTEN

AUDITOR'S PARCEL NUMBERS

TRACT 1 - 13-70-13-03-001 (PART)

TRACT 2 & TRACT 3 - 13-70-13-02-006 (PART)

(TO BE COMBINED WITH 13-70-13-03-001)

TRACT 1 BEING A PART OF THE PARCEL CONVEYED TO JOSHUA W. C. WOOTEN IN O.R. VOLUME 3122, PAGE 732 AND TRACT 2 AND 3 BEING A PART OF THE PARCEL CONVEYED TO JAMES AND TERESA HAMBRICK IN O.R. VOLUME 3031, PAGE 110 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, 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.

NOTE 1: TRACT 2 AND TRACT 3 ARE NOT TO BE USED AS SEPARATE BUILDING SITES OR TRANSFERRED AS INDEPENDENT PARCELS IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

13-70-13-03-001
JOSHUA W.C. WOOTEN
O.R. VOL. 3122, PG. 732

TRACT 1
13-70-13-03-001 (PART)
JOSHUA W.C. WOOTEN
O.R. VOL. 3122, PG. 732
2.127 ACRES

CHORD - N01°43'00"W
235.15'
RAD - 276.00'
ARC - 242.91'
DELTA - 50°25'36"



DESCRIPTION
APPROVED

By: *Jason Leachman*

LEGEND

- EXISTING 1/2" REBAR
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- EXISTING 5/8" REBAR WITH ALUMINUM CAP

SCALE 1"=150'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF 7 PARCELS COMPLETED OCT. 10, 1994 BY R.W. CLAUS PS6456.
PREVIOUS SURVEY OF A 15.33 AC. PARCEL COMPLETED NOV. 18, 1996 BY K. CANNON PS7224.
MUSKINGUM COUNTY GIS

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 19th DAY OF FEBRUARY, 2025. FROM A FIELD SURVEY COMPLETED THE 18th DAY OF FEBRUARY, 2025.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

13-50-12-20-000
BRIAN M. DANIELS
O.R. VOL. 3008,
PG. 806

13-50-12-21-000
LAWRENCE W. CROWLEY AND WILMA M. CROWLEY REVOCABLE TRUST
ROBERTA D. CROWLEY, TRUSTEES' POA
O.R. VOL. 2848, PG. 308

NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13

TRACT 2
13-70-13-02-006 (PART)
(TO BE COMBINED WITH 13-70-13-03-001, SEE NOTE 1)
JAMES & TERESA HAMBRICK
O.R. VOL. 3031, PG. 110
0.619 ACRES

CHORD - N30°27'56"E
70.61'
RAD - 291.00'
ARC - 70.79'
DELTA - 13°56'16"

13-70-13-02-006
JAMES & TERESA HAMBRICK
O.R. VOL. 3031, PG. 110

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

TRACT 3
13-70-13-02-006 (PART)
(TO BE COMBINED WITH 13-70-13-03-001, SEE NOTE 1)
JAMES & TERESA HAMBRICK
O.R. VOL. 3031, PG. 110
0.098 ACRES

13-70-13-03-003
RYAN A. HUNT
O.R. VOL. 3174, PG. 643

13-70-13-02-000
DAVID R. ALEXANDER
DEED VOL. 1136,
PG. 712

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.

DRAWN BY: JWL

DATE: 02-19-25

SCALE: 1"=150'

CHECKED BY: MDN

JOB NO: 7086

DRAWING NO:
Z\7086\7086.dwg