

17-73-03-01-001 B

PLAT OF SURVEY

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 8 WEST, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF TWO (2) PARCELS OUT OF A 8.33 ACRES +/- TRACT AND BEING THE PROPERTY OF KENNETH P. NUTTER and LISA M. NUTTER OF OFFICIAL RECORD BOOK 2809, PAGE 636 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A SPLIT OF AUDITOR'S PARCEL #17-73-03-01-001.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- FALLS TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE ABOVE DESCRIBED "8.33 +/- ACRES TRACT" AS BEING S 85° 07' 46" E (BASED ON A PREVIOUS SURVEY MADE BY L. PETER DINAN, OHIO P.S. #5451). ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:

- 1- This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, on July 22, 2019.
- 2- This property is subject to all legal highways, legal restrictions and easements of record.
- 3- All distances are measured unless otherwise shown.

SURVEY FOR:

KEN NUTTER

JOB # N201860P2

For more particular information concerning flood elevations for this area, see flood hazard map # 39119C0285G. Effective date: 7 - 6 - 2010

Musselman Drive (Township Road 473) (asphalt surfaced)

L=168.07'
Δ=14°57'56" R=643.45'

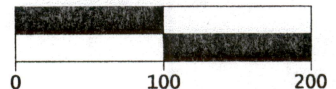
Reference Beginning NE CORNER OF LOT 11 of FIVE OAKS SUB. P.B. 4, PG. 84

A & E
3284 Township Road #121
Somerset, Ohio 43783
Ph: (740) 743-2201
Cell: (740) 605-0002
Wayne A. Knisley
Ohio P.S. #7231
Date: July 22, 2019

LEGEND

- ⊕ IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING 5/8" STEEL REBAR, NO ID.
- EXISTING 1 1/2" AXLE, GOOD CONDITION
- EXISTING, SQUARE, CONCRETE POST
- UNMARKED POINT

Graphic Scale
1" Inch = 100' Feet



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 8/16/19

Fee Paid

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

DESCRIPTION
APPROVED
By: 8/16/19

