

SURVEY FOR BRETT A. BOWERS

AUDITOR'S PARCEL NUMBER

17-39-04-14-000 (ALL)

BEING THE PARCEL CONVEYED TO BRETT A. BOWERS IN DEED VOLUME 1135, PAGE 749 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

17-39-04-14-000 (ALL)
BRETT A. BOWERS
DEED VOL. 1135, PG. 749
0.369 ACRES

DESCRIPTION APPROVED

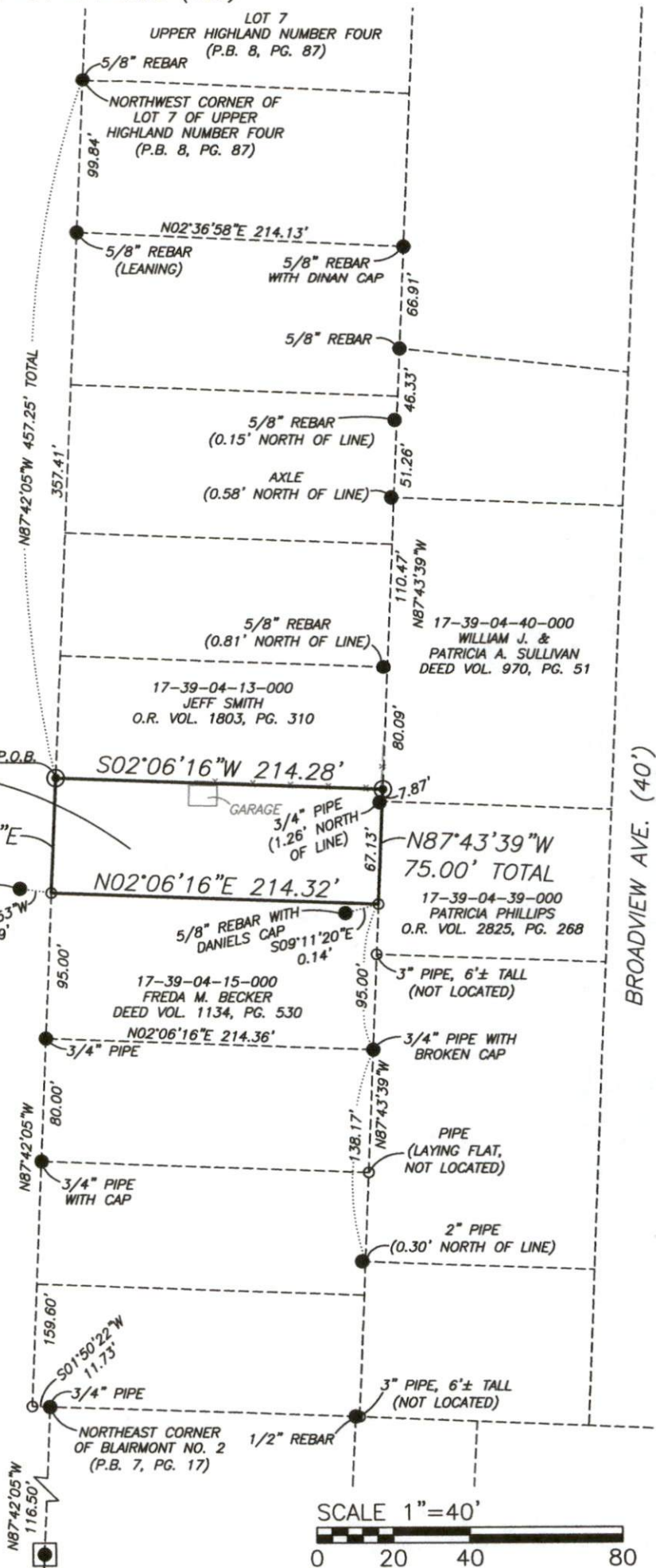
By: *[Signature]*

LEGEND

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

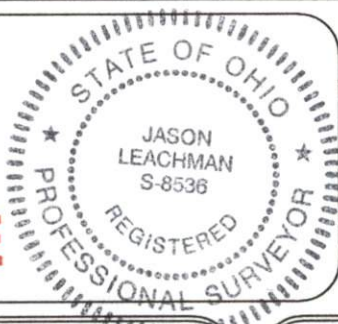
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.49 AC. PARCEL COMPLETED MAY 9, 2008 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 0.47 AC. PARCEL COMPLETED JUNE 24, 1992 BY R.L. DANIELS PS5410.
PREVIOUS SURVEY OF A 0.393 AC. PARCEL COMPLETED JULY, 1981 BY G.W. SCHWEITZER PS6736.
PREVIOUS SURVEY OF A 0.55± AC. PARCEL COMPLETED MAY 9, 2011 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 0.33 AC. PARCEL COMPLETED JULY 16, 2012 BY L.P. DINAN PS5451.
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 24th DAY OF JANUARY, 2025, FROM A FIELD SURVEY COMPLETED THE 24th DAY OF JANUARY, 2025.

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@rrhio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 01-24-25

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 7084

DRAWING NO:
Z:\7084\7084.dwg