

23-50-07-16-000 C

23-50-08-11-001 C

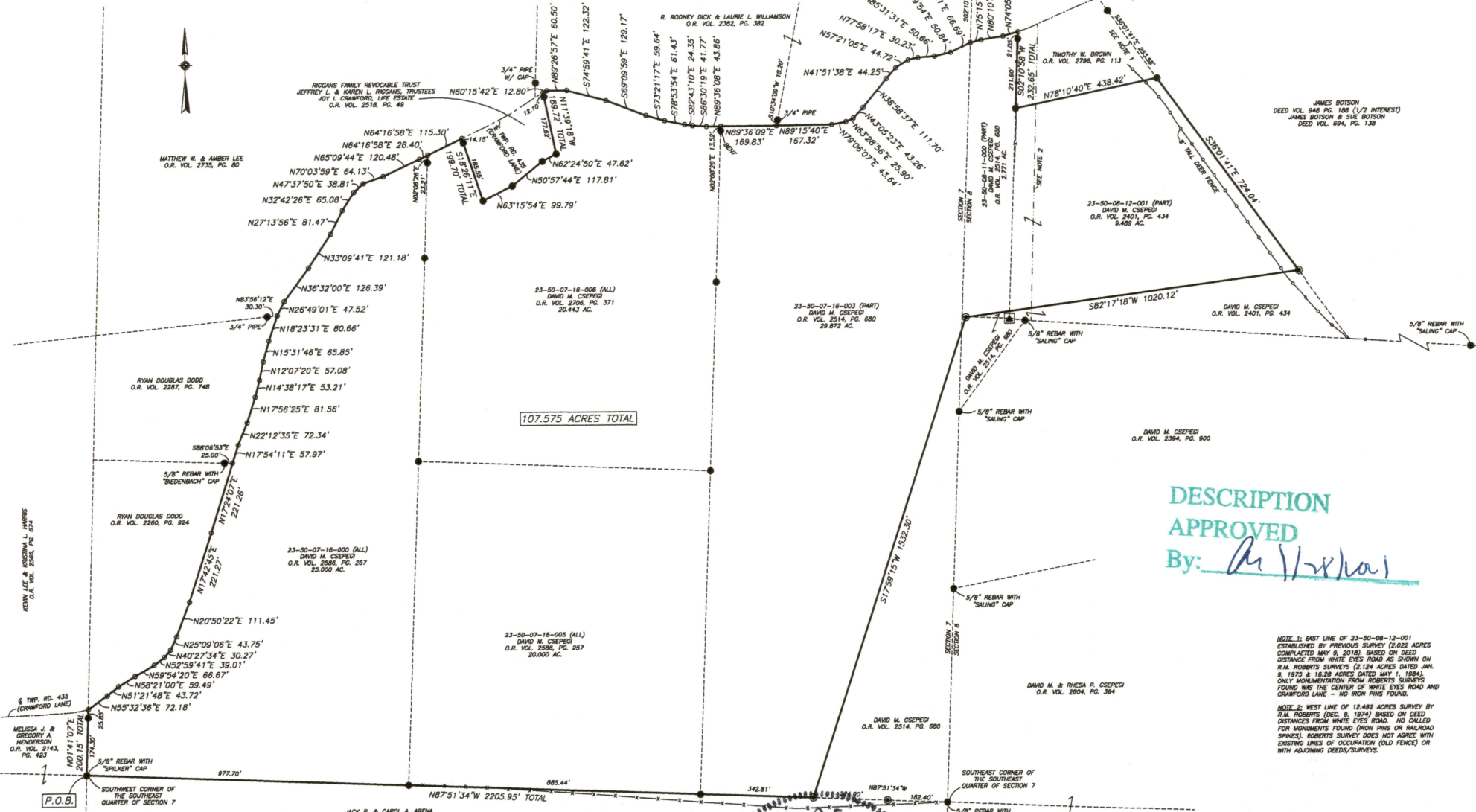
SURVEY FOR DAVID CSEPEGI

AUDITORS PARCEL NUMBERS

23-50-07-16-000 (ALL-25.000 AC.), 23-50-07-16-003 (PART-29.872 AC.), 23-50-07-16-005 (ALL-20.000 AC.),
23-50-07-16-006 (ALL-20.443 AC.), 23-50-08-11-000 (PART-2.771 AC.), 23-50-08-12-001 (PART-9.489 AC.)

BEING ALL OF THE PARCELS CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2586, PAGE 257 AND IN O.R. VOLUME 2706, PAGE 371; AND PART OF THE PARCELS CONVEYED TO DAVID M. CSEPEGI IN O.R. VOLUME 2401, PAGE 434 AND IN O.R. VOLUME 2514, PAGE 680 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTH EAST QUARTER OF SECTION 7 AND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



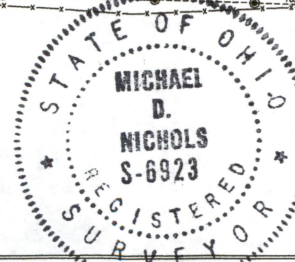
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEYS OF A 40.000 AC. AND A 25.000 AC. PARCEL
COMPLETED NOV. 20, 2013 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 25.000 AC. PARCEL
COMPLETED JUNE 23, 2008 BY G.D. SALING PS7192
PREVIOUS SURVEY OF A 18.289 AC. PARCEL
COMPLETED MAY 1, 1984 BY R.M. ROBERTS PS5803
PREVIOUS SURVEY OF A 2.124 AC. PARCEL
COMPLETED JAN. 9, 1975 BY R.M. ROBERTS PS5803
PREVIOUS SURVEY OF A 1.046 AC. PARCEL
COMPLETED JAN. 9, 1975 BY R.M. ROBERTS PS5803
PREVIOUS SURVEY OF A 11.822 AC. PARCEL
COMPLETED DEC. 20, 2011 BY G.D. SALING PS7192
PREVIOUS SURVEYS OF A 20.443 AC. AND A 1.189 AC. PARCEL
COMPLETED JULY 18, 2018 BY J. LEACHMAN PS6536
PREVIOUS SURVEY OF A 20.000 AC. PARCEL
COMPLETED FEB. 4, 2015 BY J. LEACHMAN PS6536
PREVIOUS SURVEY OF A 2.022 AC. PARCEL
COMPLETED MAY 9, 2018 BY M.D. NICHOLS PS6923
MUSKINGUM COUNTY OS

LEGEND

- EXISTING IRON PIN
(5/8" REBAR WITH "BASELINE" CAP, UNLESS OTHERWISE NOTED)
- IRON PIN SET
(5/8" REBAR WITH "BASELINE" CAP)
- ▲ ANGLE POINTS
- STONE FOUND

SCALE 1"=200'
0 100 200 400



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE, PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 22nd DAY OF JANUARY, 2021, FROM A FIELD SURVEY COMPLETED THE 19th DAY OF JANUARY, 2021.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

DRAWN BY: JWL DATE: 1-22-21 SCALE: 1"=200'
CHECKED BY: MDN JOB NO: 6401 DRAWING NO: 21-0401/1401.dwg

DESCRIPTION
APPROVED
By: *[Signature]*

NOTE 1: EAST LINE OF 23-50-08-12-001 ESTABLISHED BY PREVIOUS SURVEY (2.022 ACRES) COMPLETED MAY 9, 2018, BASED ON DEED DISTANCE FROM WHITE EYES ROAD AS SHOWN ON R.M. ROBERTS SURVEYS (2.124 ACRES DATED JAN. 9, 1975 & 18.28 ACRES DATED MAY 1, 1984). ONLY MONUMENTATION FROM ROBERTS SURVEYS FOUND WAS THE CENTER OF WHITE EYES ROAD AND CHAMFORD LANE - NO IRON PINS FOUND.

NOTE 2: WEST LINE OF 12.482 ACRES SURVEY BY R.M. ROBERTS (DEC. 9, 1974) BASED ON DEED DISTANCES FROM WHITE EYES ROAD. NO CALLED FOR MONUMENTS FOUND (IRON PINS OR RAILROAD SPIKES). ROBERTS SURVEY DOES NOT AGREE WITH EXISTING LINES OF OCCUPATION (OLD FENCE) OR WITH ADJOINING DEEDS/SURVEYS.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS. WHETHER RECORDED OR IMPLIED, THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 1733-17 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.
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Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.