

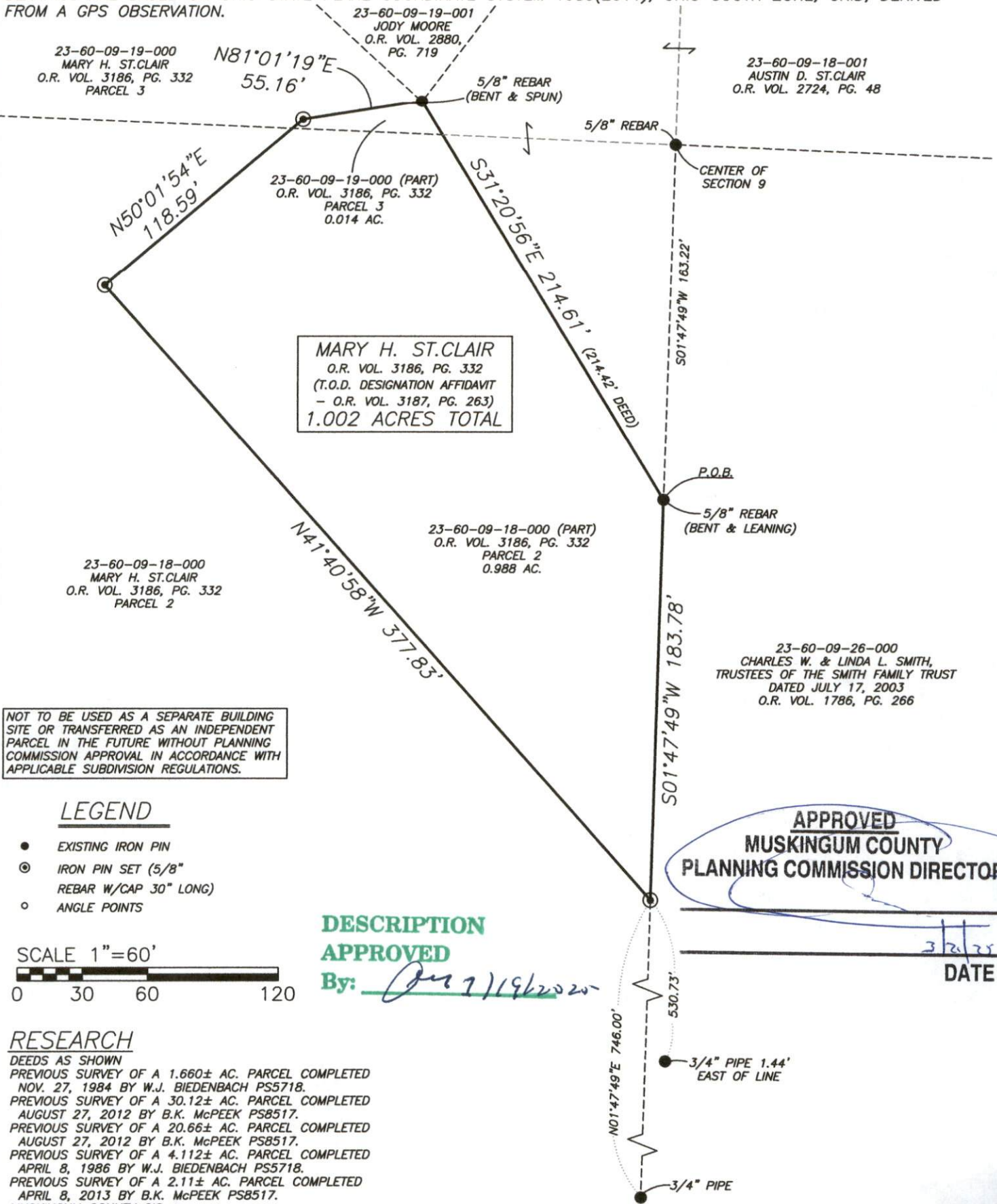
SURVEY FOR AUSTIN ST. CLAIR

AUDITOR'S PARCEL NUMBERS

23-60-09-18-000 (PART-0.988 AC.) & 23-60-09-19-000 (PART-0.014 AC.)
TO BE COMBINED WITH 23-60-09-18-001

BEING A PART OF PARCEL 2 AND A PART OF PARCEL 3 AS CONVEYED TO MARY H. ST. CLAIR IN O.R. VOLUME 3186, PAGE 332 (T.O.D. DESIGNATION AFFIDAVIT-O.R. VOL. 3187, PG. 263) OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 9, 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.



NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

LEGEND

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

SCALE 1"=60'



DESCRIPTION

APPROVED

By: *Jason Leachman* 7/19/2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE 3/21/25

RESEARCH

DEEDS AS SHOWN

PREVIOUS SURVEY OF A 1.660± AC. PARCEL COMPLETED NOV. 27, 1984 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 30.12± AC. PARCEL COMPLETED AUGUST 27, 2012 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 20.66± AC. PARCEL COMPLETED AUGUST 27, 2012 BY B.K. McPEEK PS8517.
PREVIOUS SURVEY OF A 4.112± AC. PARCEL COMPLETED APRIL 8, 1986 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 2.11± AC. PARCEL COMPLETED APRIL 8, 2013 BY B.K. McPEEK PS8517.
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 11th DAY OF MARCH, 2025. FROM A FIELD SURVEY COMPLETED THE 11th DAY OF MARCH, 2025.

OFFICE COPY
NOT RECORDBABLE
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: JWJ

DATE: 03-11-25

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 7111

DRAWING NO: Z\7111\7111.dwg