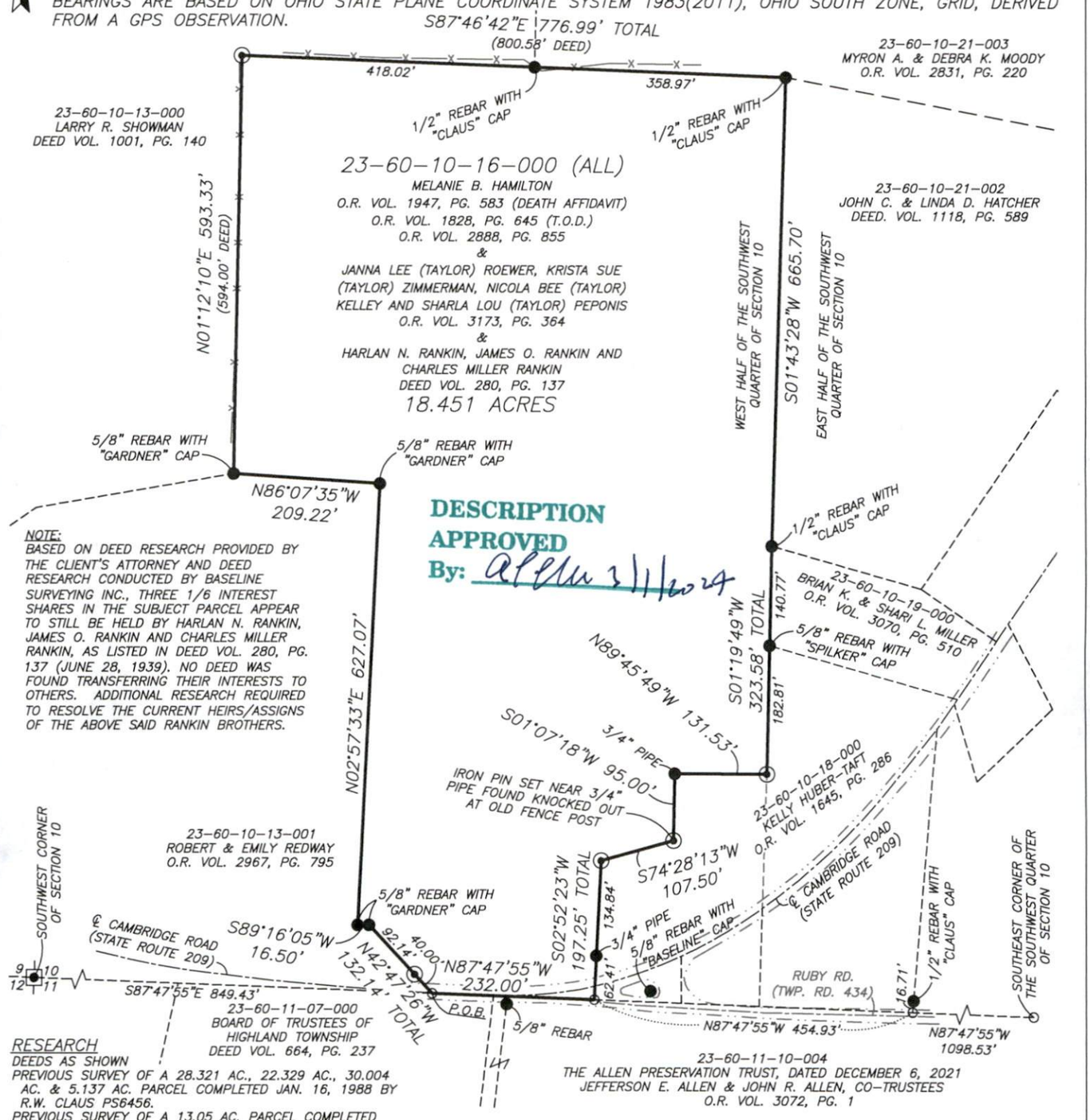
SURVEY FOR GARY HAMILTON

AUDITORS PARCEL NUMBERS
23-60-10-16-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO MELANIE B. HAMILTON IN O.R. VOLUME 1947, PAGE 583 (DEATH AFFIDAVIT) (T.O.D. IN O.R. VOLUME 1828, PAGE 645) AND IN O.R. VOLUME 2888, PAGE 855 AND CONVEYED TO JANNA LEE (TAYLOR) ROEWER, KRISTA SUE (TAYLOR) ZIMMERMAN, NICOLA BEE (TAYLOR) KELLEY AND SHARLA LOU (TAYLOR) PEPONIS IN O.R. VOLUME 3173, PAGE 364 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS AND CONVEYED TO HARLAN N. RANKIN, JAMES O. RANKIN AND CHARLES MILLER RANKIN IN DEED VOLUME 280, PAGE 137 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, 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.



DESCRIPTION APPROVED
By: 3/1/2024

NOTE:
BASED ON DEED RESEARCH PROVIDED BY THE CLIENT'S ATTORNEY AND DEED RESEARCH CONDUCTED BY BASELINE SURVEYING INC., THREE 1/6 INTEREST SHARES IN THE SUBJECT PARCEL APPEAR TO STILL BE HELD BY HARLAN N. RANKIN, JAMES O. RANKIN AND CHARLES MILLER RANKIN, AS LISTED IN DEED VOL. 280, PG. 137 (JUNE 28, 1939). NO DEED WAS FOUND TRANSFERRING THEIR INTERESTS TO OTHERS. ADDITIONAL RESEARCH REQUIRED TO RESOLVE THE CURRENT HEIRS/ASSIGNS OF THE ABOVE SAID RANKIN BROTHERS.

RESEARCH
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 28.321 AC., 22.329 AC., 30.004 AC. & 5.137 AC. PARCEL COMPLETED JAN. 16, 1988 BY R.W. CLAUS PS6456.
PREVIOUS SURVEY OF A 13.05 AC. PARCEL COMPLETED APRIL 23, 2001 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 28.316 AC. PARCEL COMPLETED APRIL 13, 2022 BY J. LEACHMAN PS8536.
PREVIOUS SURVEY OF A 1.581 AC. PARCEL COMPLETED MARCH 8, 2023 BY J. LEACHMAN PS8536.
PREVIOUS SURVEY OF A 9.370 AC. PARCEL COMPLETED SEPTEMBER 14, 2004 BY S.L. GARDNER PS6884.
PREVIOUS SURVEY OF A 0.34± AC. PARCEL COMPLETED APRIL 1, 2016.
PREVIOUS SURVEY OF A 0.110± AC. PARCEL COMPLETED MARCH 31, 2020.
MUSKINGUM COUNTY GIS

LEGEND
- EXISTING IRON PIN
- IRON PIN SET (5/8" x 30" REBAR WITH CAP)
- ANGLE POINTS
- 5/8" REBAR IN CONCRETE

SCALE 1"=200'
0 100 200 400

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 21st DAY OF FEBRUARY, 2024, FROM A FIELD SURVEY COMPLETED THE 20th DAY OF FEBRUARY, 2024.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

STATE OF OHIO
JASON LEACHMAN
S-8536
REGISTERED
PROFESSIONAL SURVEYOR

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@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 02-21-24	SCALE: 1"=200'
CHECKED BY: MDN	JOB NO: 6912	DRAWING NO: Z:\6912\6912.dwg