

SURVEY FOR WILDFIRE GOLF CLUB

AUDITOR'S PARCEL NUMBER
23-90-19-17-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO THOMAS G. TAYLOR, JR. IN O.R. VOLUME 2089, PAGE 89 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, 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: *[Signature]* 10/1/2024

23-90-19-17-000(ALL)
THOMAS G. TAYLOR, JR.
O.R. VOL. 2089, PG. 89
5.664 ACRES

23-90-19-09-000
MESSERSCHMIDT
CONSTRUCTION CO. INC.
O.R. 2662, PG. 183
PARCEL TWO

1 N20°20'15"W 376.05'
2 N20°54'19"W 384.86'
3 N19°36'30"W 314.29'
4 N19°30'06"W 149.08'
5 N19°26'00"W 180.61'

NOTE: THE SUBJECT PARCEL'S CURRENT DEED CALLS FOR THE CENTER OF STATE ROUTE 83 (1977 MARSHALL SURVEY), BUT THE PREVIOUS DEED DOES NOT CALL FOR THE CENTER OF THE ROAD. THE ADJOINING PARCEL'S CURRENT DEED (FRACKER) CALLS TO THE EXISTING IRON PIN (1995 CANNON SURVEY) ON THE EAST SIDE OF THE ROAD AND ITS PREVIOUS DEED CALLS TO A POINT 10 EAST OF A LARGE POST ON THE EAST SIDE OF THE ROAD. THE ADJOINING PARCEL'S CURRENT DEED (1995 CANNON SURVEY) WAS USED FOR THIS SURVEY.

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF AN 83.123 AC. PARCEL COMPLETED SEPT. 2015 BY J.G. EPPLEY PS6410.
PREVIOUS SURVEY OF A 13.22 AC. PARCEL COMPLETED SEPT. 9, 1995 BY K. CANNON PS7224.
PREVIOUS SURVEY OF A 2.00± AC. PARCEL COMPLETED JUNE 7, 2017 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 29.895 AC. PARCEL COMPLETED MARCH 6, 1992 BY C.R. HARKNESS PS6885.
MUSKINGUM COUNTY GIS

LEGEND

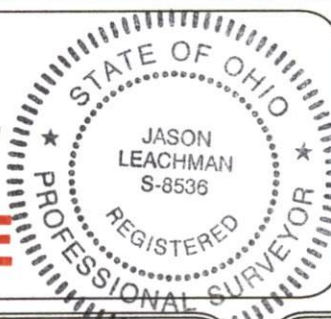
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS

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 6th DAY OF SEPTEMBER, 2024, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF SEPTEMBER, 2024.

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@rrohoio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 09-06-24

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7003

DRAWING NO: Z:\7003\7003.dwg