

NORTHEAST CORNER
OF LOT 35

*SURVEY FOR
JOSEPH WANG*

AUDITORS PARCEL NUMBER
25-65-03-28-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO
WARNER LANE ESTATES LLC IN O.R. VOLUME
2494, PAGE 321 OF THE MUSKINGUM
COUNTY OFFICIAL RECORDS. SITUATED IN
LOT 33 AND LOT 34, QUARTER TOWNSHIP 3,
TOWNSHIP 1, RANGE 9, OF THE UNITED
STATES MILITARY LANDS, HOPEWELL
TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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

LEGEND

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

SURVEY GAP NOTE

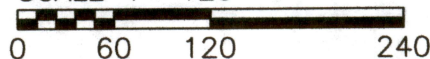
SURVEY GAP NOTE
THE BIEDENBACH SURVEY USED DEED DIMENSIONS FROM THE NORTH LINE OF THE PREVIOUS DEED (DEED VOL. 1004, PG. 564) AND THE NEWCOME SURVEY USED DEED DIMENSIONS FROM THE SOUTH LINE (¢ U.S. RT. 40) OF THE PREVIOUS DEED (DEED VOL. 1140, PG. 449), LEAVING A ±100' WIDE STRIP OF LAND BETWEEN THE TWO SURVEYS. A QUIT CLAM DEED TO RICHARD W. AND MILDRED L. TEISINGER IS PENDING TO RESOLVE THIS SURVEY GAP.

DESCRIPTION

APPROVED

By: A. M. S. S. S. S.

SCALE 1"=120'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 11.268± AC. PARCEL
COMPLETED MARCH 30, 1989 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 4.59± AC. PARCEL
COMPLETED JULY 10, 1998 BY J.D. NEWCOME PS7321
MUSKINGUM COUNTY GIS

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 3rd DAY OF MAY, 2021, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF APRIL, 2021.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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@rohoio.com, www.BaselineSurveyingInc.com

DRAWN BY: JW L

DATE: 05-03-21

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 6451

DRAWING NO:
Z:\6409\6451.dwg