

SURVEY FOR MICHAEL LITTLE

AUDITOR'S PARCEL NUMBER

33-30-12-23-000 (PART) & 33-30-12-24-000 (PART)

BEING A PART OF THE PARCELS CONVEYED TO MICHAEL C. LITTLE (WENDA J. LITTLE, LIFE ESTATE) IN O.R. VOLUME 3142, PAGE 560 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN OUTLOT 20 OF THE VILLAGE OF DRESDEN, AS RECORDED IN PLAT BOOK 2, PAGE 9 (REPLAT OF PLAT BOOK 1, PAGE 24) OF THE MUSKINGUM COUNTY PLAT RECORDS, MUSKINGUM COUNTY, OHIO.

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



TRACT 1
MICHAEL C. LITTLE
(WENDA J. LITTLE, LIFE ESTATE)
O.R. VOL. 3142, PG. 560
0.108 ACRES TOTAL
(0.054 AC. FROM 33-30-12-23-000 &
0.054 AC. FROM 33-30-12-24-000)

TRACT 2
MICHAEL C. LITTLE
(WENDA J. LITTLE, LIFE ESTATE)
O.R. VOL. 3142, PG. 560
0.130 ACRES TOTAL
(0.065 AC. FROM 33-30-12-23-000 &
0.065 AC. FROM 33-30-12-24-000)

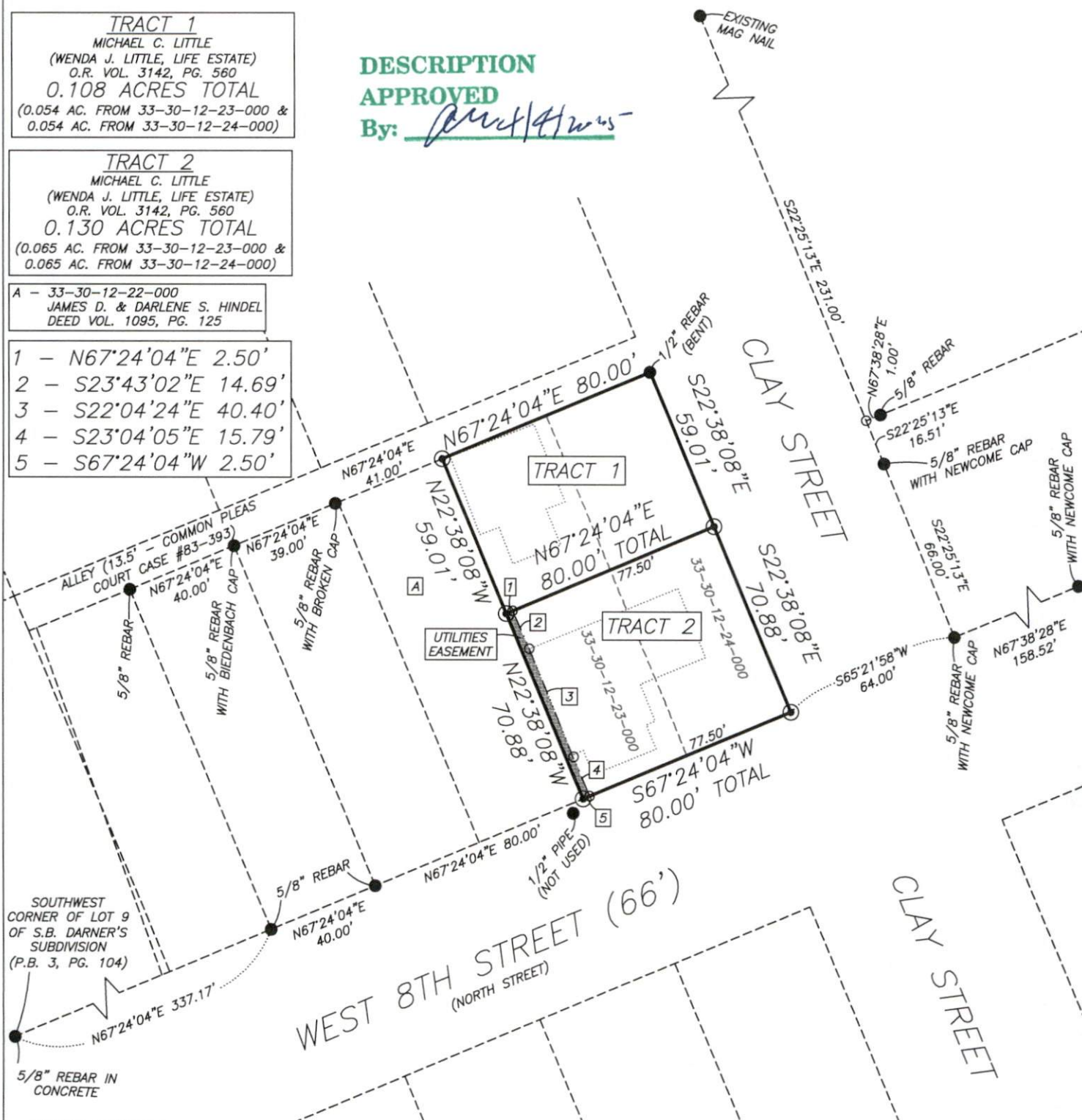
A - 33-30-12-22-000
JAMES D. & DARLENE S. HINDEL
DEED VOL. 1095, PG. 125

- 1 - N67°24'04"E 2.50'
- 2 - S23°43'02"E 14.69'
- 3 - S22°04'24"E 40.40'
- 4 - S23°04'05"E 15.79'
- 5 - S67°24'04"W 2.50'

DESCRIPTION

APPROVED

By: Jason Leachman



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.119 AC. PARCEL COMPLETED
JAN. 23, 2018 BY J. LEACHMAN PS8536.
PREVIOUS SURVEY OF A 0.30± AC. PARCEL COMPLETED
SEPT. 14, 2012 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 1.53± AC. PARCEL COMPLETED
DEC. 19, 2012 BY J.D. NEWCOME PS7321.
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=50'

0 25 50 100

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 31st DAY OF MARCH, 2025, FROM A FIELD SURVEY COMPLETED THE 25th DAY OF MARCH, 2025.

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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 03-31-25

SCALE: 1"=50'

CHECKED BY: MDN

JOB NO: 7124

DRAWING NO:

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