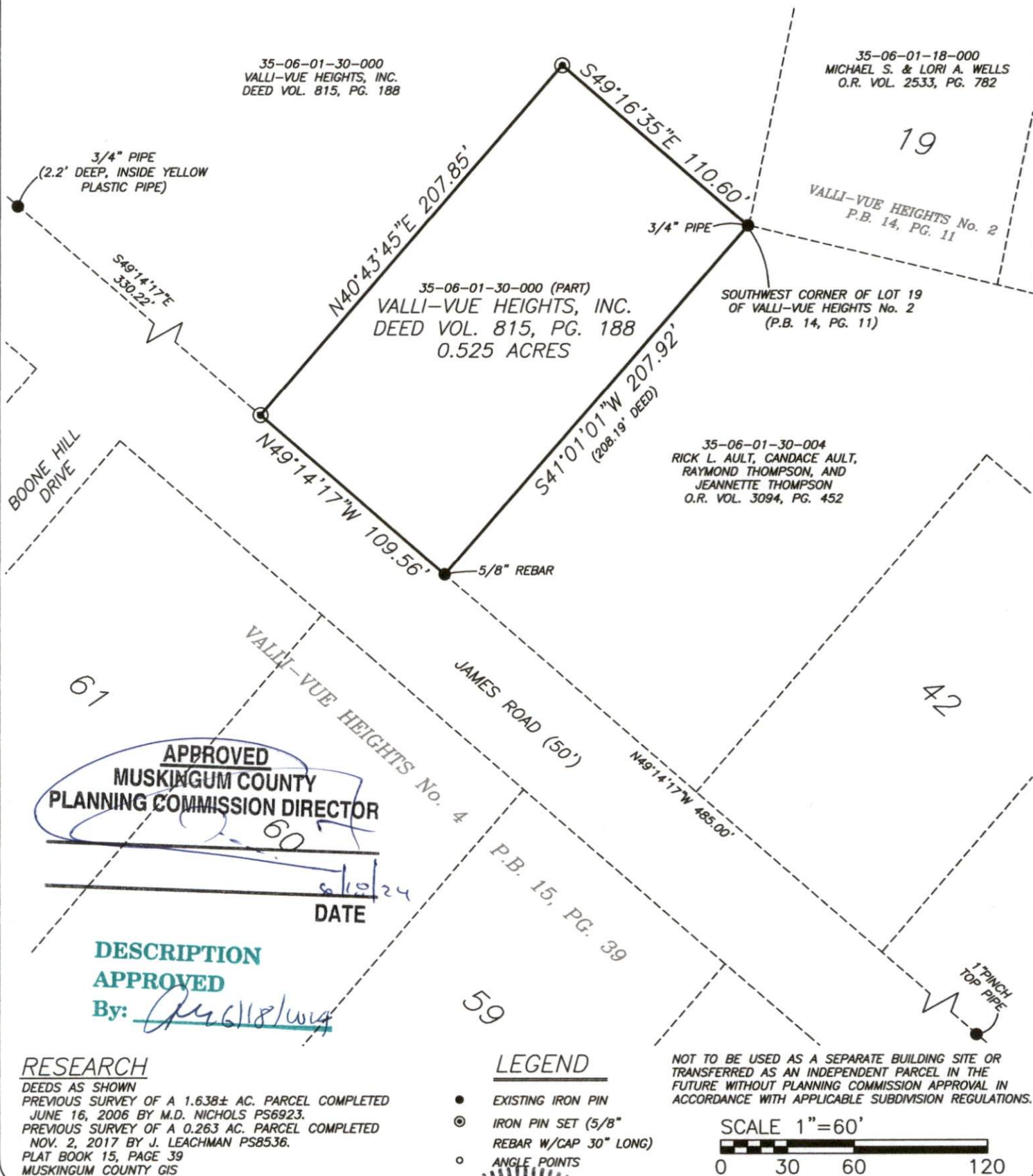


SURVEY FOR JAMES KING

AUDITORS PARCEL NUMBER
35-06-01-30-000 (PART)
TO BE COMBINED WITH 35-06-01-30-004

BEING A PART OF THE PARCEL CONVEYED TO VALLI-VUE HEIGHTS IN DEED VOLUME 815, PAGE 188 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 9, OF THE UNITED STATES MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 1.638± AC. PARCEL COMPLETED
JUNE 16, 2006 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 0.263 AC. PARCEL COMPLETED
NOV. 2, 2017 BY J. LEACHMAN PS8536.
PLAT BOOK 15, PAGE 39
MUSKINGUM COUNTY GIS

LEGEND

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

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.

SCALE 1"=60'

0 30 60 120

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 13th DAY OF JUNE, 2024, FROM A FIELD SURVEY COMPLETED THE 6th DAY OF JUNE, 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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-13-24

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 6973

DRAWING NO:
Z:\6973\6973.dwg