

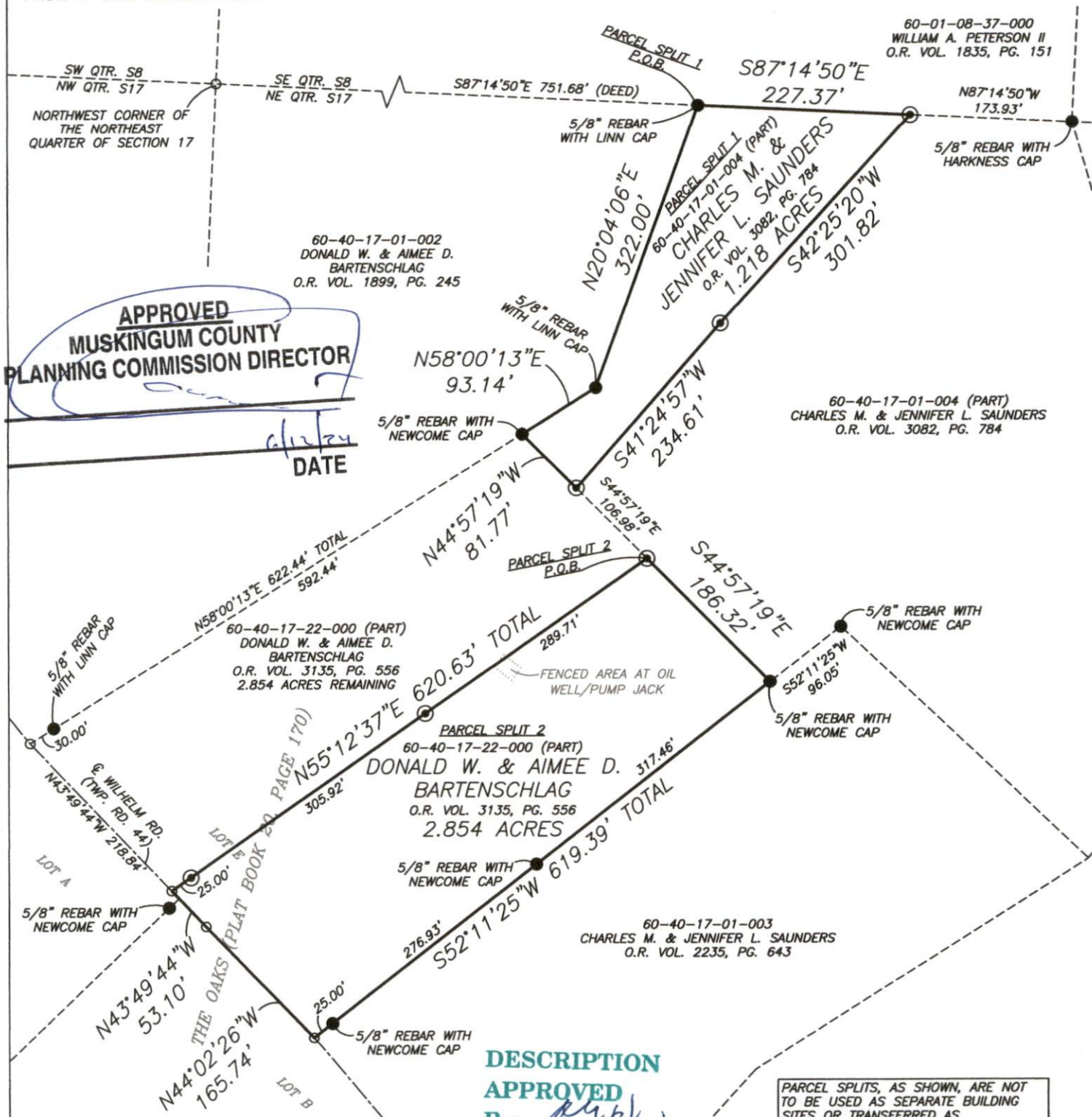
SURVEY FOR CHIP SAUNDERS

AUDITOR'S PARCEL NUMBERS

60-40-17-01-004 (PART - 1.218 AC.) TO BE COMBINED WITH 60-40-17-01-002
60-40-17-22-000 (PART - 2.854 AC.) TO BE COMBINED WITH 60-40-17-01-003

SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK 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 8.95± AC. PARCEL COMPLETED
JUNE 20, 2004 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 5.70± AC. PARCEL COMPLETED
JUNE 9, 2009 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 8.35± AC. PARCEL COMPLETED
OCT. 12, 2021 BY J.D. NEWCOME PS7321.
PLAT OF THE OAKS SUBDIVISION COMPLETED NOV. 24,
2021 BY J.D. NEWCOME PS7321 (P.B. 20, PG. 170).
MUSKINGUM COUNTY GIS

DESCRIPTION

APPROVED

By: Jason Leachman

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8\"/>

PARCEL SPLITS, AS SHOWN, ARE NOT TO BE USED AS SEPARATE BUILDING SITES OR TRANSFERRED AS INDEPENDENT PARCELS IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

SCALE 1\"/>



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 29th DAY OF MAY, 2024, FROM A FIELD SURVEY COMPLETED THE 28th DAY OF MAY, 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: 05-29-24

SCALE: 1\"/>

CHECKED BY: MDN

JOB NO: 6957

DRAWING NO:

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