

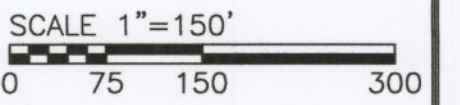
66-15-03-35-000 G
66-17-01-01-000 G
66-17-02-28-000 G

SURVEY FOR ANDY GEYER

66-15-03-35-000 (ALL - 0.130 AC.) & 66-17-01-01-000 (ALL - 40.376 AC.) & 66-17-02-28-000 (ALL - 3.810 AC.)

BEING THE REMAINDER OF TRACT 1 AND TRACT 2 AS CONVEYED TO EMILIE GEYER (LIFE ESTATE), HOLLY GEYER DORO, AMY LOUISE LIMING, BILLIE KAY GEYER (STRADER), J. ANDREW GEYER, AND JENNIFER ANN DODSON IN O.R. VOLUME 2055, PAGE 882 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; AND THE REMAINDER OF A 7.76 ACRE PARCEL CONVEYED TO R. WILLIAM AND EMILIE GEYER IN DEED VOLUME 492, PAGE 650 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION 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
- ▲ MAG NAIL SET
- ANGLE POINTS
- STONE FOUND
- AXLE FOUND

NOTE 1: RIGHT TO USE A 40' WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOL. 2111, PG. 445.

NOTE 2: RIGHT TO USE A 40' WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOL. 2613, PG. 771.

NOTE 3: RIGHT TO USE A 20' WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOL. 2654, PG. 694.

NOTE 4: RIGHT TO USE A 20' WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN DEED VOL. 547, PG. 949.

NOTE 5: SUBJECT TO A LICENSE TO ENCROACH (FOR DRIVEWAY) AS RECORDED IN DEED VOL. 970, PG. 19.

NOTE 6: SURVEYED PROPERTY LINE IS BASED ON DEED CALLS FOR TRACT 2 AS RECORDED IN O.R. VOL. 2055, PG. 882. THE RAILROAD RIGHT OF WAY, AS SHOWN, IS BASED ON THE B & O RAILROAD RIGHT-OF-WAY AND TRACK MAP DATED 1938. NO CONVEYANCE TO THE RAILROAD INDICATING THE RIGHT OF WAY TO BE OVER 50 FEET FROM CENTERLINE WAS FOUND FOR THIS AREA. (DEED VOLUME 117, PG. 398 IS ONLY FOR 100' TOTAL WIDTH).

DESCRIPTION APPROVED BY: *[Signature]*

ACREAGE
TOTAL (TRACT 1 & TRACT 2) - 44.316 AC.
66-15-03-35-000 - 0.130 AC.
66-17-02-28-000 - 3.810 AC. (WITH 0.444 AC. IN U.S. RT. 40/22 R/W)
66-17-01-01-000 - 40.376 AC. (WITH 14.478 AC. IN U.S. RT. 40/22 R/W)

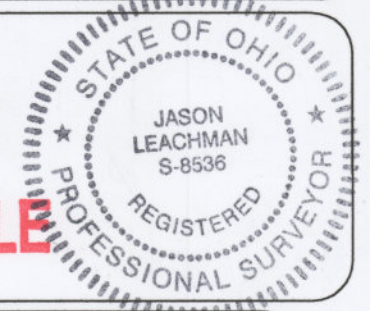
THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

TRACT 1 AND TRACT 2 ARE NOT CONTIGUOUS, BUT ARE NOT TO BE TRANSFERRED AS SEPARATE PARCELS WITHOUT A LOT SPLIT APPLICATION SUBMITTAL AND APPROVAL BY THE MUSKINGUM COUNTY PLANNING COMMISSION.

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 NOVEMBER, 2020, FROM A FIELD SURVEY COMPLETED THE 30th DAY OF JUNE AND THE 4th OF NOVEMBER, 2020.

NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



BASILINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BSI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL DATE: 11-13-20 SCALE: 1"=150'
CHECKED BY: MDN JOB NO: 6340 DRAWING NO: Z:\6340\6340.dwg

RESEARCH
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.223 AC. PARCEL COMPLETED FEB. 17, 1988 BY K.G. WARNER PS4508
PREVIOUS SURVEY OF A 43.736 AC. PARCEL COMPLETED SEPT. 19, 1979 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 7.46 AC. PARCEL COMPLETED BY ROBERT B. PINNICK PS3858
PREVIOUS SURVEY OF A 1.07 AC. PARCEL COMPLETED JUNE 3, 1987 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 2.00 AC. & 2.10 AC. PARCEL COMPLETED JUNE 21, 1990 BY TIMOTHY H. LINN PS7113
PREVIOUS SURVEY OF A 0.98 AC. PARCEL COMPLETED APRIL 10, 2014 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 1.217 AC. PARCEL COMPLETED NOV. 11, 2004 BY T.J. FINLEY PS7222
PREVIOUS SURVEY OF A 1.493 AC. PARCEL COMPLETED JULY 5, 2012 BY R.A. LOWE PS8415
PREVIOUS SURVEY OF A 15.977 AC. PARCEL REVISED JUNE 18, 1993 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 0.516 AC. PARCEL COMPLETED MARCH 30, 1988 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 9.174 AC. PARCEL COMPLETED NOV. 4, 1981 BY W.J. BIEDENBACH PS5718
PREVIOUS SURVEY OF A 46.888 AC. PARCEL COMPLETED JUNE 16, 1988 BY W.J. BIEDENBACH PS5718
COUNTRY RETREAT REPLAT OF LOT NO. 15 (P.B. 16, PG. 32)
COUNTRY RETREAT #3 (P.B. 16, PG. 33)
COUNTRY RETREAT (P.B. 11, PG. 17)
COUNTRY RETREAT NO.2 (P.B. 14, PG. 13)
S.R. 40 R/W PLANS (SHEETS 4, 5, & 6 OF 11), S.H.1 SEC. T)
S.R. 40 CENTERLINE PLANS (LOCATION PLAN S.H.1 SEC. T)
NEW CONCORD (P.T.) - 1947
BALTIMORE AND OHIO RAILROAD RIGHT-OF-WAY AND TRACK MAP, DATED JUNE 30, 1938
MUSKINGUM COUNTY GIS

- 1 S80°12'37"E 56.40'
 - 2 N73°45'07"E 20.00'
 - 3 S16°43'11"E 111.77' (111.81' PLAT)
 - 4 N89°58'20"W 64.14'
 - 5 N63°13'40"W 110.00'
 - 6 N22°12'35"W 49.85'
 - 7 S37°58'25"E 56.73'
 - 8 CHORD - S28°13'16"E 54.99'
 - ARC - 58.22' (57.96' PLAT)
 - DELTA - 66°43'23"
 - 9 CHORD - S89°12'54"W 355.26'
 - ARC - 71.61.97'
 - DELTA - 2°50'33"
- A WILLIAM D. & CAROLYN A. SCHLARB DEED VOL. 1003, PG. 374
 - B DOMINIC & KARI ELIZABETH WINTERS O.R. VOL. 2950, PG. 689
 - C JERRY R. & SUSAN A. ALLISON DEED VOL. 774, PG. 187
 - D JERRY P. & PEGGY J. DRECHHO DEED VOL. 1026, PG. 171
 - E J. ANDREW GEYER, TRUSTEE DEED VOL. 1067, PG. 166
 - F J. ANDREW GEYER DEED VOL. 1084, PG. 379

