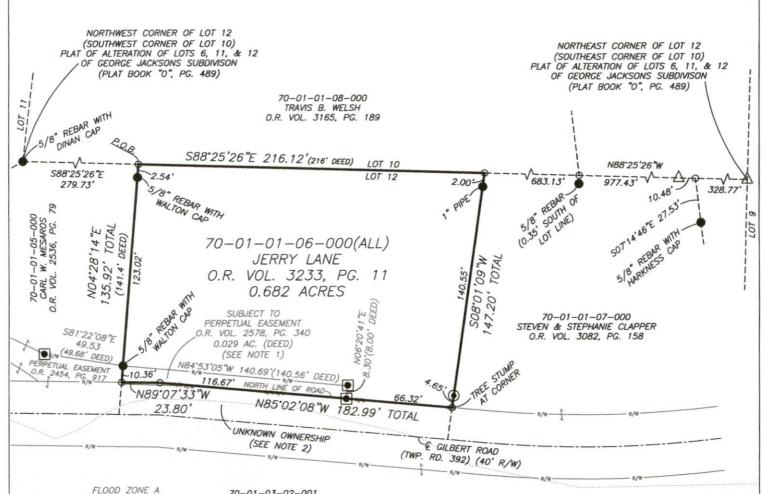
SURVEY FOR JERRY LANE

AUDITOR'S PARCEL NUMBER 70-01-01-06-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO JERRY LANE IN O.R. VOLUME 3233, PAGE 11 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN LOT 12 OF A PLAT OF ALTERATION OF LOTS 6, 11, AND 12 OF GEORGE JACKSONS SUBDIVISION AS RECORDED IN PLAT BOOK "O", PAGE 489 OF THE MUSKINGUM COUNTY PLAT RECORDS, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



(SEE FLOOD NOTE)

70-01-03-02-001 DONALD J. & SHALA M. AITKEN O.R. VOL. 2833, PG. 724

FLOOD NOTE: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED, FROM FIRM 33119C0190G, FOR REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

APPROVED

By: Lughow

RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 16.45 AC. PARCEL COMPLETED
JULY 18, 2013 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A ±0.7963 AC. PARCEL COMPLETED
MAY 25, 1995 BY S.B. WALTON PS7675.
PREVIOUS SURVEY OF A 22.41 AC. PARCEL COMPLETED
JULY 29, 1999 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 7.029 AC. PARCEL COMPLETED
FEB. 4, 2015 BY B.K. McPEEK PS8517.
O.R. VOL. 2454, PG. 917
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- O ANGLE POINTS
- △ MAGNETIC LOCATION
- EXISTING IRON PIN WITH ALUMINUM ODOT R/W CAP

NOTE 1: BASED ON GUIDANCE FROM THE AUDITOR'S OFFICE AND PREVIOUS OPINION ON A SIMILAR SITUATION FROM THE COUNTY PROSECUTORS OFFICE TO THE COUNTY ENGINEER'S OFFICE, THIS DEED (O.R. VOL. 2578, PAGE 340) IS FOR A PERPETUAL EASEMENT ONLY. WORDING IN THE DEED (O.R. 2578, PG. 340) FROM THE COURT'S JUDGMENT ENTRY DOES NOT MENTION AN EASEMENT, INSTEAD IT STATES "IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT ALL RIGHT, TITLE AND INTEREST IN THE PREMISES DESCRIBED AS PARCEL 13—SHV, THE SAME PARCEL BEING MORE FULLY DESCRIBED IN EXHIBIT A, ATTACHED, IS VESTED IN THE NAME OF THE BOARD OF MUSKINGUM COUNTY COMMISSIONERS." EXHIBIT A OF O.R. 2578, PG. 340 HAS THE ODOT STANDARD HEADING OF "PARCEL 13—SHV MUS—666—2.76 PERPETUAL EASEMENT FOR HIGHWAY PURPOSES..."

NOTE 2: SUBJECT PARCEL'S CURRENT DEED ONLY EXTENDS TO THE NORTH LINE OF THE ROAD AND NOT TO THE CENTER OF GILBERT ROAD. THE OWNERSHIP OF THIS STRIP (CENTERLINE OF ROAD TO NORTH RIGHT OF WAY LINE) IS UNKNOWN.



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 20th DAY OF JANUARY, 2025, FROM A FIBLE SURVEY COMPLETED THE 17th DAY OF JANUARY, 2025.

JASON (BACHMANE CORDABLE

PROFESSIONAL SURVEYOR #8536

JASON
LEACHMAN
S-8536

ONAL SUR

CHECKI

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

ne: 740-453-4850, email: BEI@rrohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL	DATE: 01-20-25	SCALE: 1"=60"
CHECKED BY: MDN	JOB NO: 7091	DRAWING NO: Z:\7091\7091.dwg