## SURVEY FOR DAVID CULBERTSON & CHAD SHIRER

AUDITOR'S PARCEL NUMBERS 70-15-02-31-000 (PART) & 70-15-02-30-000 (PART)

BEING A PART OF A PARCEL CONVEYED TO DAVID R. AND SHIRLEY A. CULBERTSON IN O.R. VOLUME 3162, PAGE 531 (T.O.D.-O.R. VOLUME 3165, PAGE 522) AND BEING A PART OF A PARCEL CONVEYED TO CHAD AND MICHELLE SHIRER IN O.R. VOLUME 3082, PAGE 214 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1, 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. 70-15-02-31-000 DAVID R. & SHIRLEY A. CULBERTSON O.R. VOL. 3162, PG. 531 (T.O.D.-O.R. VOL. 3165, PG. 522) 70-15-02-29-000 DAVID R. & SHIRLEY A. CULBERTSON O.R. VOL. 3162, PG. 534 (T.O.D.-O.R. VOL. 3165, PG.522) • *TRACT* 27.00 70-15-02-31-000 (PART) -532.16.20" N61.39.18 E (TO BE COMBINED WITH 70-15-02-30-000) DAVID R. & SHIRLEY A. CULBERTSON O.R. VOL. 3162, PAGE 531 184.53 N13°59 (T.O.D.-O.R. VOL. 3165, PG. 522) BENT 1" PIPE 0.391 ACRES (UNKNOWN/NOT (BY RECORD) N57'04'32"E 336.44' 70TA 70-15-02-23-000 JARROD D. & MELISSA M. BOYCE O.R. VOL. 2961, PG. 946 557 04 32 TOTAL S57°43'40"W 15-02-30-050 RER 15-02-30-054 PG. 214 WICHELLE PG. 214 VOL 352.84 82.30 N13\*59'36"W 52.28' IRACT. N5743'40"E 407.70' TRACT IRACT P.O.B 70-15-02-30-000 (PART) (TO BE COMBINED WITH 70-15-02-29-000) CHAD & MICHELLE SHIRER O.R. VOL. 3082, PAGE 214 RUSTED OFF POST IN CONCRETE CULBERTSON ROAD 0.391 ACRES 70-15-02-41-000 WASHINGTON TOWNSHIP BAPTIST CHURCH INC. O.R. VOL. 2827, PG. 487 1 1/2 PIPE, 3.5'-1 1/2 N CONGRETE TALL IN APPROVER MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR -RUSTED OFF POST DATE DESCRIPTION LOT #2 SOUTHEAST CORNER OF SECTION 2 N87'08'14"W 1790.48' TOTAL (DEED) 518 REPAR 1764.48' (DEED) SECTION CHURCH

RESEARCH DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.655± AC. PARCEL COMPLETED JUNE
27, 1978 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 5.00 AC. PARCEL COMPLETED APRIL 19,
1999 BY R.M. GRAVES PS5792.
PREVIOUS SURVEY OF CHURCH HILL FARMS COMPLETED
MAY/JUNE, 1999 BY JAN K. GARVERICK PS6816.
MUSKINGUM COUNTY GIS

60

RD. F

LEGEND EXISTING IRON PIN (3/4" PIPE, UNLESS OTHERWISE SHOWN)

LOT #3

IRON PIN SET (5/8" REBAR W/CAP 30" LONG)

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.

300

SCALE: 1"=150

DRAWING NO: Z:\7085\7085.dwg

SCALE 1"=150' 75 150

I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY MEATHIS 9th DAY OF JANUARY, 2025, FROM ALFIELD SURVEY COMPLETED THE 9th DAY OF JANUARY, 2025.

## LACT RECHIMANORDABL

PROFESSIONAL SURVEYOR #8536

BA

phone: 740-453-

THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 47:33—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.

S PS5792. CHURCH HILL FARMS COMPLETED	o ANGLE POIN	VTS	SCALL I -	130	
JAN K. GARVERICK PS6816. IS	AXLE FOUN		0 75	150	)
CHMAN, HEREBY CERTIFY TO NOWLEDGE AND BELIEF THE URVEY TO BE CORRECT AS THIS 9th DAY OF JANUARY, O SURVEY COMPLETED THE 9th O25.	JASON JASON LEACHMAN LEACHMAN	EASEME WHETHER PREPAR 4733— INTENDE PROPER SHOW OF WAN	ROPERTY IS SUBJECTIONS, RIGHT OF WAITER RECORDED OR INTERED IN ACCORDANCE OF THE ADMINIST OF THE LEGAL RITY SHOWN AND DOWN ANY OR ALL OF THE SESTRICTIONS OF OTHERWISE INDICATIONS OF THE RESTRICTIONS OF THE	YS, OR MPLIED. E WITH TRATIVE TRANS DES NO E EASE OR ENC	ESPO
ASELINE SURVEYING, INC. 3010 EAST PIKE, ZANESVILLE, OHIO 43701 -4850, email: BEI©rrohio.com, www.BaselineSurveyingInc.com		DRAWN BY: JWL	DATE: 01-09-	-25	
		CHECKED BY: MDN	JOB NO: 708	35	