

SURVEY FOR JEFF & ERIC GREINER

AUDITORS PARCEL NUMBERS

70-98-03-01-000 (PART), 70-98-03-02-000 (ALL), 70-98-03-13-000 (ALL), & 70-98-03-14-000 (ALL)

BEING A PART OF THE PARCEL CONVEYED TO JEFFREY GREINER, ERIN GRIFFIS, AND ERIC GREINER IN O.R. VOLUME 3005, PAGE 95 AND IN O.R. VOLUME 2948, PAGE 628 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN QUARTER TOWNSHIP 4, 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.

RESEARCH DEEDS AS SHOWN:
PREVIOUS SURVEY OF A 1.533± AC. PARCEL COMPLETED DEC. 27, 1883 BY W.J. BIEDENBACH PSS718.
PREVIOUS SURVEY OF A 0.184± AC. PARCEL COMPLETED SEPT. 30, 1895 BY W.J. BIEDENBACH PSS718.
PREVIOUS SURVEY OF A 20.238 AC. PARCEL COMPLETED JULY 21, 2022 BY J. LEACHMAN PSS536.
PREVIOUS SURVEY OF A 0.573 AC. PARCEL COMPLETED MARCH 26, 1973 BY J.R. MARSHALL PSS307.
PREVIOUS SURVEY OF A 0.573 AC. PARCEL COMPLETED MARCH 7, 1973 BY J.R. MARSHALL PSS307.
PREVIOUS SURVEY OF A 0.852 AC. PARCEL COMPLETED JUNE 23, 1971 BY R.M. ROBERTS PSS803.
PREVIOUS SURVEY OF A 0.852 AC. PARCEL COMPLETED JUNE 23, 1971 BY R.M. ROBERTS PSS803.
PREVIOUS SURVEY OF A 1.002± AC. PARCEL COMPLETED MAY 30, 1979 BY W.J. BIEDENBACH PSS718.
PREVIOUS SURVEY OF A 1.415± AC. PARCEL COMPLETED DEC. 19, 1987 BY W.J. BIEDENBACH PSS718.
PREVIOUS SURVEY OF 17.438± AC. PARCEL COMPLETED IN 1985 BY W.J. BIEDENBACH PSS718.
PLAT BOOK 13, PAGE 48.
UNRECORDED PLAT OF SUNRISE HILLS.
PREVIOUS SURVEY OF A 5.01 AC. PARCEL COMPLETED NOV. 29, 2018 BY C.R. HARRNESS PSS888.
PREVIOUS SURVEY OF 3-5 AC. TRACTS AND 3-2.5 AC. TRACTS COMPLETED AUG. 30, 1977 BY W.J. BIEDENBACH PSS718.
PREVIOUS SURVEY OF A 1.83 AC. PARCEL COMPLETED JAN. 10, 2020 BY L.P. DINAN PSS451.
PREVIOUS SURVEY OF A 1.89 AC. PARCEL COMPLETED MAY 21, 2007 BY L.P. DINAN PSS451.
PREVIOUS SURVEY OF A 12.24 AC. & 8.02 AC. PARCEL COMPLETED MAY 3, 2018 BY C.R. HARRNESS PSS888.
PREVIOUS SURVEY OF A 1.004 AC. PARCEL COMPLETED MAY 7, 1989 BY W.J. BIEDENBACH PSS718.
PLAT OF KIMBERLY HILLS - PLAT BOOK 15, PG. 58.
UNRECORDED PLAT OF JAMES SUBDIVISION, MUSKINGUM COUNTY GIS.

- 1 S76°31'47"E 109.32'
- 2 S70°46'53"E 103.20'
- 3 S63°54'26"E 53.67'
- 4 S58°13'06"E 73.21'
- 5 S56°23'56"E 95.68'

15' WIDE WATERLINE EASEMENT
BOARD OF COUNTY COMMISSIONERS OF MUSKINGUM CO.
O.R. 1789, PG. 396
(FORMERLY EAST MUSKINGUM WATER AUTHORITY
DEED VOL. 1078, PG. 285)

70-98-03-02-000 (ALL)
25.217 AC.

JEFFREY GREINER, ERIN GRIFFIS & ERIC GREINER
O.R. VOL. 2948, PG. 625

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 1/31/23 Fee Paid

JEFFREY GREINER, ERIN GRIFFIS & ERIC GREINER
O.R. VOL. 3005, PG. 95 (1/2 INTEREST)
O.R. VOL. 2948, PG. 628 (1/2 INTEREST)
141.643 AC. TOTAL

REDUCED COPY, NOT TO SCALE
LARGER COPY AVAILABLE AT THE MUSKINGUM COUNTY ENGINEER'S MAP DEPARTMENT
(ORIGINAL DOCUMENT SIZE 11"x17")

DESCRIPTION
APPROVED
By: [Signature]

LEGEND

- EXISTING IRON PIN
- IRON PIN SET (5/8"
- REBAR W/CAP 30" LONG)
- ANGLE POINTS
- AXLE FOUND
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=300'
0 150 300 600

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, 2023, FROM A FIELD SURVEY COMPLETED THE 19TH DAY OF JANUARY, 2023.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536

JASON LEACHMAN
S-8536
REGISTERED PROFESSIONAL SURVEYOR

THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4233-37 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: BEO@mbho.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL DATE: 01-20-23 SCALE: 1"=300'
CHECKED BY: MDN JOB NO: 6707 DRAWING NO: Z:\0630\6707.dwg