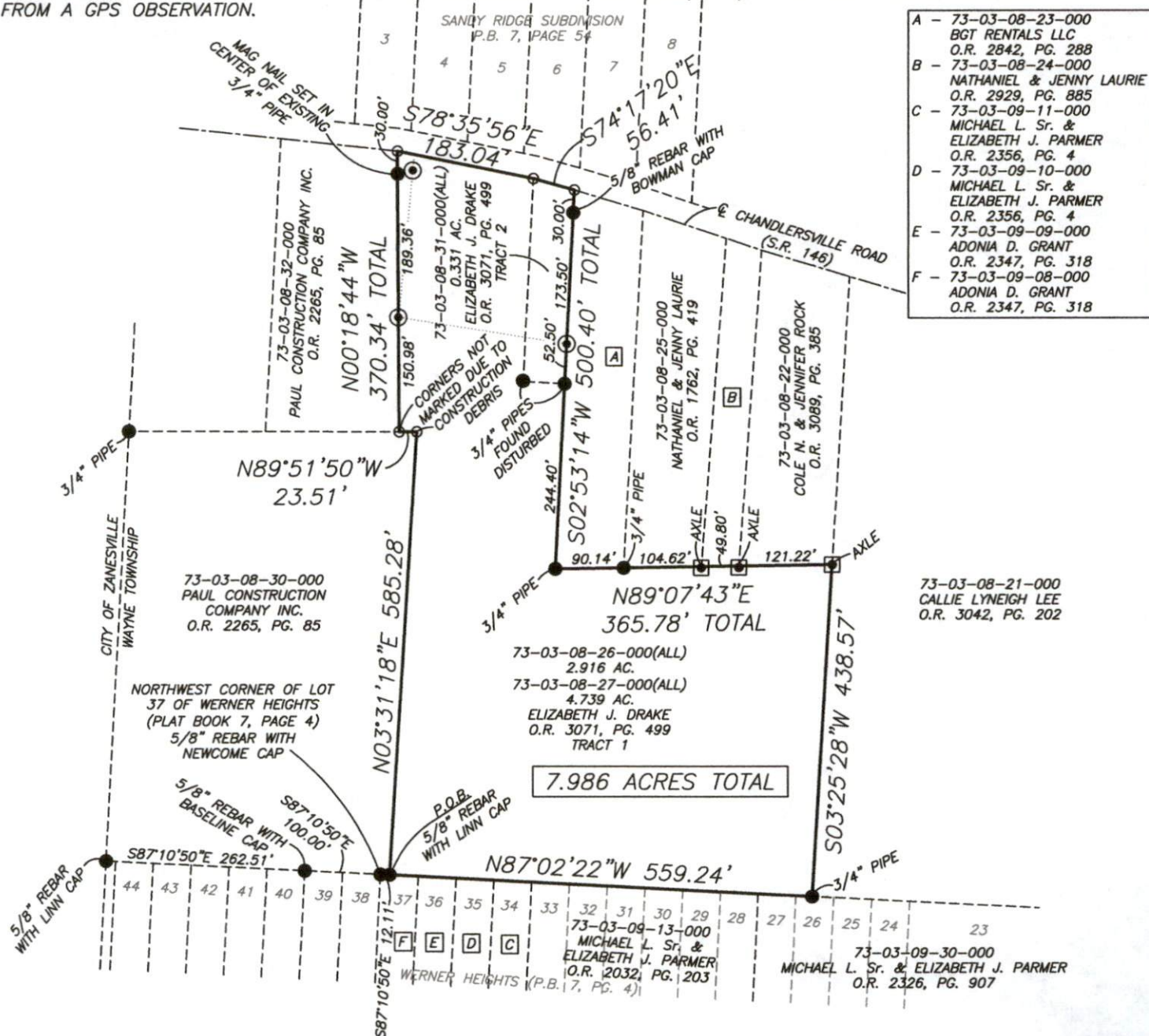


73-03-08-26-000 (ALL-2.916 AC.), 73-03-08-27-000 (ALL-4.739 AC.) &
73-03-08-31-000 (ALL-0.331 AC.)

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



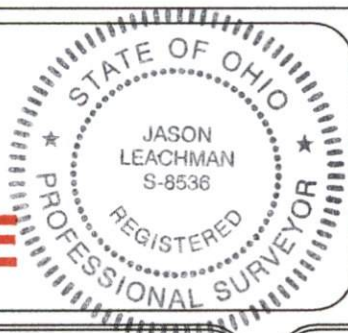
By: Argha Koz

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 7.56 AC. PARCEL COMPLETED
DEC. 16, 1969 BY L.P. DINAN PS5451.
PREVIOUS SURVEY OF A 1.02 AC. PARCEL COMPLETED
APRIL 3, 2006 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 0.479± AC. PARCEL COMPLETED
APRIL 27, 1998 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 0.331± AC. PARCEL COMPLETED
JULY 23, 1999 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 5.39 AC. PARCEL COMPLETED
OCT. 15, 2015 BY W.A. KNISLEY PS7231.
PREVIOUS SURVEY OF A 4.987± AC. PARCEL COMPLETED
OCT. 17, 2000 BY J.D. NEWCOME PS7321.
PREVIOUS SURVEY OF A 0.817 AC. PARCEL COMPLETED
JUNE 27, 2023 BY J. LEACHMAN PS8536.
PLAT OF WERNER HEIGHTS, PLAT BOOK 7, PAGE 4
MUSKINGUM COUNTY GIS

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

NOTE: THE SPLIT ACREAGE SHOWN FOR PARCEL NUMBER 73-03-08-26-000 AND 73-03-08-27-000 ARE PRORATED BASED ON THE CURRENT AUDITOR'S TAX CARD ACREAGE. THE EXACT SPLIT ACREAGE BETWEEN THESE TWO PARCEL NUMBERS IS NOT CALCULATED DUE TO INADEQUATE DEED DESCRIPTIONS.

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.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rorrio.com, www.BaselineSurveyingInc.com

DRAWING NO:
3-1 3130\ 3130.dwg

DRAWING NO:
Z:\7129\7129.dwg