

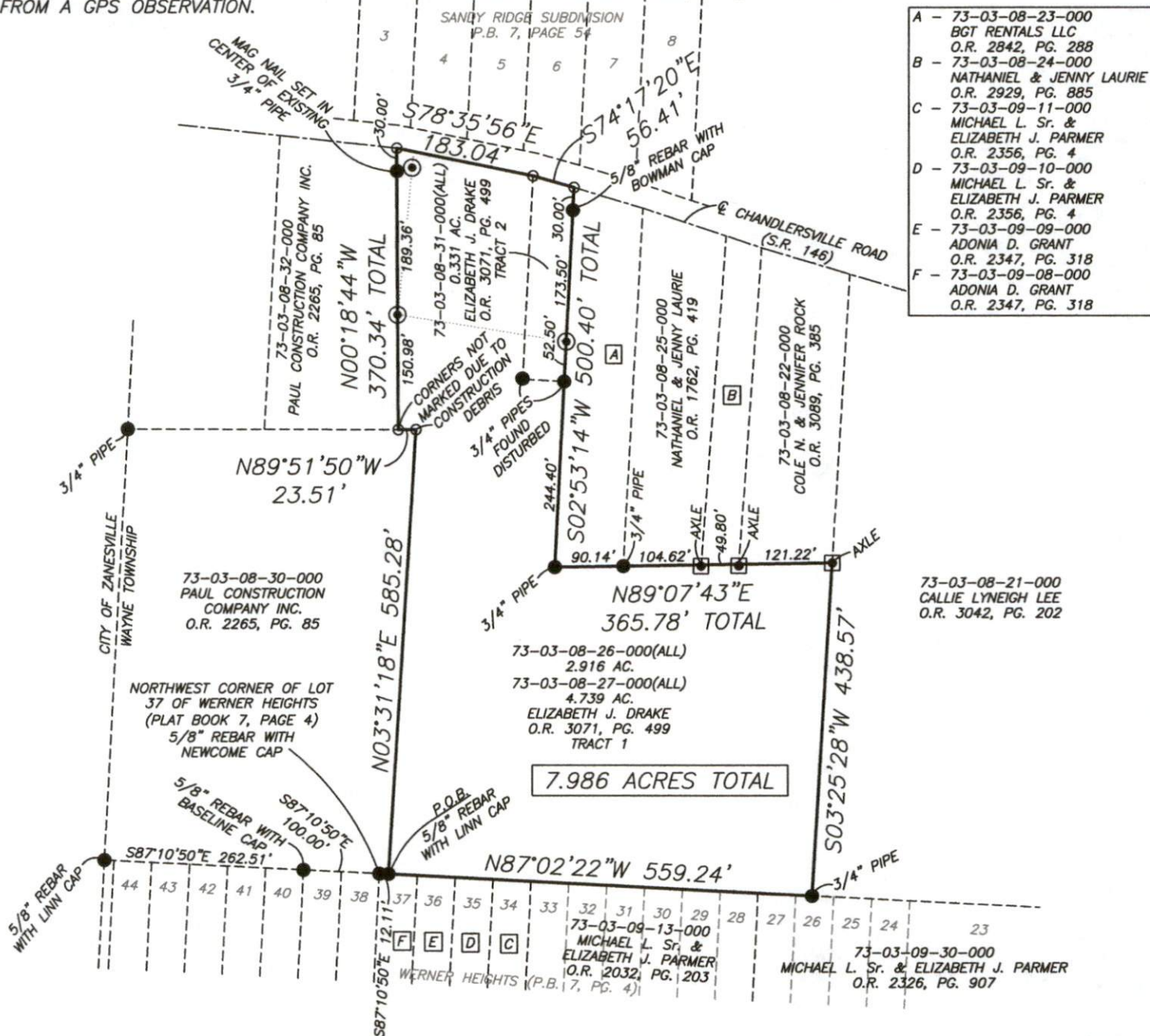
SURVEY FOR ELIZABETH DRAKE

AUDITOR'S PARCEL NUMBERS

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.)

BEING ALL OF THE REMAINDER OF TRACT 1 AND ALL OF TRACT 2 AS CONVEYED TO ELIZABETH J. DRAKE IN O.R. VOLUME 3071, PAGE 499 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



DESCRIPTION

APPROVED

By: *Jason Leachman*

RESEARCH

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

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.

SCALE 1"=200'

0 100 200 400

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 16th DAY OF APRIL, 2025, FROM A FIELD SURVEY COMPLETED THE 14th DAY OF APRIL, 2025.

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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, email: BEI@roho.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-16-25

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7129

DRAWING NO:

Z:\7129\7129.dwg