

SURVEY FOR MCM GROUP LLC

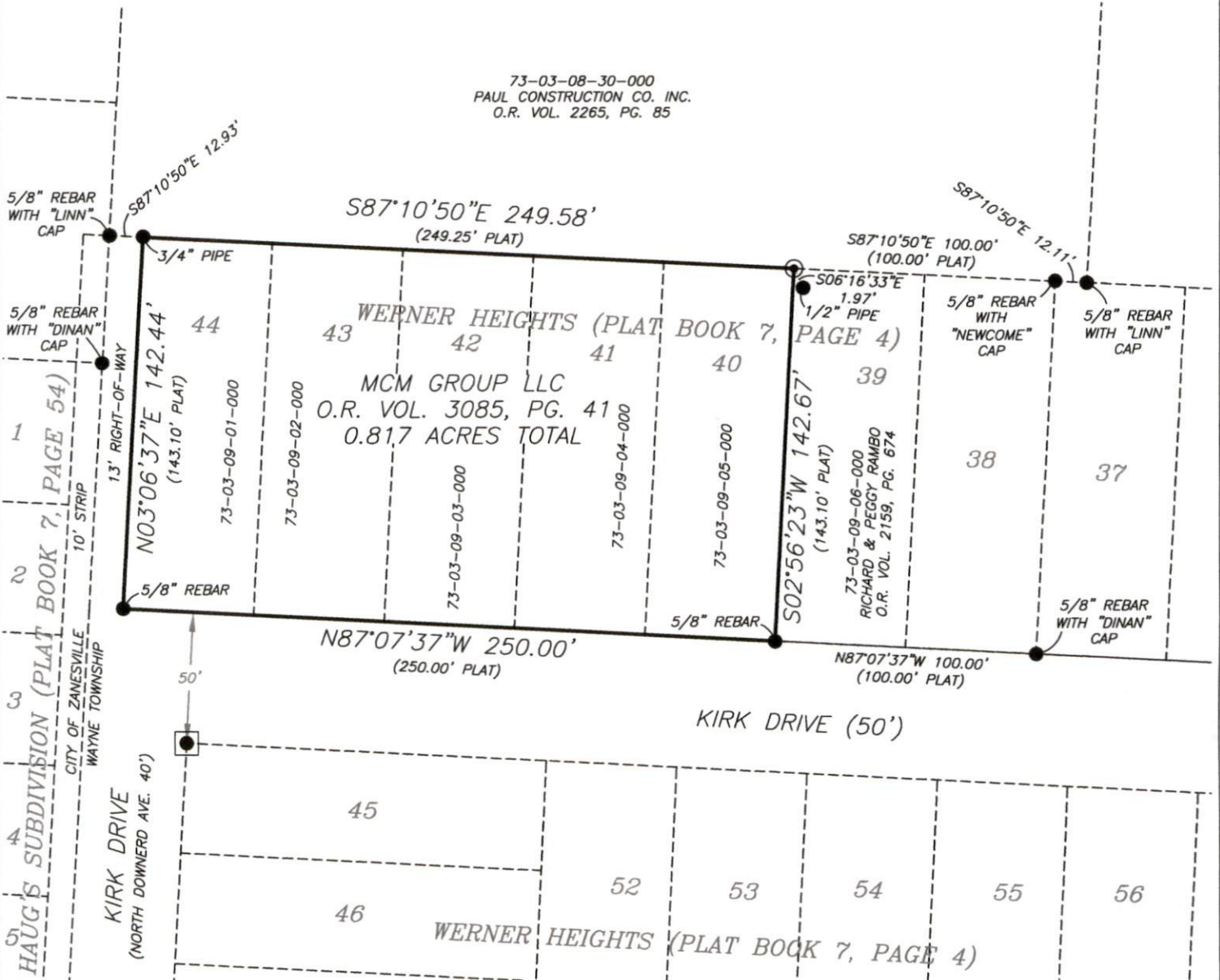
AUDITORS PARCEL NUMBERS

73-03-09-01-000 (LOT 44), 73-03-09-02-000 (LOT 43), 73-03-09-03-000 (LOT 42), 73-03-09-04-000 (LOT 41), & 73-03-09-05-000 (LOT 40)

BEING LOTS 40, 41, 42, 43, AND 44 OF WERNER HEIGHTS (PLAT BOOK 7, PAGE 4) AS CONVEYED TO MCM GROUP LLC. IN O.R. VOLUME 3085, PAGE 41 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 4, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO, 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.

73-03-08-30-000
PAUL CONSTRUCTION CO. INC.
O.R. VOL. 2265, PG. 85



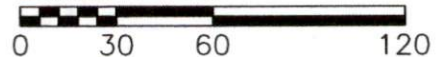
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY FOR MIKE PAUL COMPLETED DEC. 9, 2003 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF A 4.987± AC. PARCEL COMPLETED OCT. 17, 2000 BY J.D. NEWCOME PS7321.
PLAT BOOK 7, PAGE 4
PLAT BOOK 7, PAGE 54
MUSKINGUM COUNTY GIS

LEGEND

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

SCALE 1"=60'



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 27th DAY OF JUNE, 2023, FROM A FIELD SURVEY COMPLETED THE 10th DAY OF MAY, 2023.

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, 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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-27-23

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 6770

DRAWING NO:

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