SURVEY FOR ORLEN BATES

AUDITOR'S PARCEL NUMBER 73-36-01-13-000 (PART) TO BE COMBINED WITH 73-36-01-14-001

BEING A PART OF THE PARCEL CONVEYED TO CHRIS'S CHAMPION SERVICES OF ZANESVILLE, LLC. IN O.R. VOLUME 3040, PAGE 580 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, 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. 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. S86'59'17"E 732.02' (DEED) NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14 172.20' (DEED) 73-36-01-13-000 CHRIS'S CHAMPION SERVICES OF ZANESVILLE, LLC 5/8" REBAR WITH BIEDENBACH CAP (DEED) O.R. VOL. 3040, PG. 580 96 704 5/8" REBAR WITH BIEDENBACH CAP S70.25'21"E 111.44' TOTAL S03'30'26"W 73-36-03-30-000 BRADLEY B. & KONNY J. WILEY O.R. VOL. 1640, PG. 797 P.O.B. 73-36-01-13-000 (PART) CHRIS'S CHAMPION SERVICES OF ZANESVILLE, LLC 5/8" REBAR WITH MELTED CAP APPROVED O.R. VOL. 3040, PG. 580 0.153 ACRES MUSKINGUM COUNTY OF DET PLANNING COMMISSION DIRECTOR (8. B) R/W/A 7.3-.36-01-14-001 ORLEN Jr. & CINDY JO BATES O.R. VOL. 2118, PG. 615 DATE 163. 147.47 CHORD - N25°23'18"W ,26 "W 221.60' RAD - 444.39' ARC - 223.97' DELTA - 28°52'35" ,50 73-36-03-20-000 BRADLEY B. & KONNY J. WILEY O.R. VOL. 1640, PG. 797 /8" REBAR WITH CAP DESCRIPTION RESEARCH DEEDS AS SHOWN
PREVIOUS SURVEY OF A 6.009± AC. PARCEL COMPLETED MAY
24, 1991 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 5.072± AC. PARCEL COMPLETED JUNE
6, 2000 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 3.351± AC. PARCEL COMPLETED FEB.
15, 2002 BY W.J. BIEDENBACH PS5718.
MUSKINGUM COUNTY GIS LEGEND EXISTING IRON PIN SCALE 1"=40

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 11th DAY OF FEBRUARY,
2025, FROM A FIELD SURVEY COMPLETED THE
10th DAY OF FEBRUARY, 2025.

MSON LEACHERCORDABL

PROFESSIONAL SURVEYOR #8536

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

ANGLE POINTS A PEGISTE SOLVALING

20 40 80 0

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 e: 740-453-4850, email: BEl@rrohio.com, www.Bas

DRAWN BY: JWL	DATE: 02-11-25	SCALE: 1"=40'
CHECKED BY: MDN	JOB NO: 7105	DRAWING NO: Z:\7105\7105.dwg