

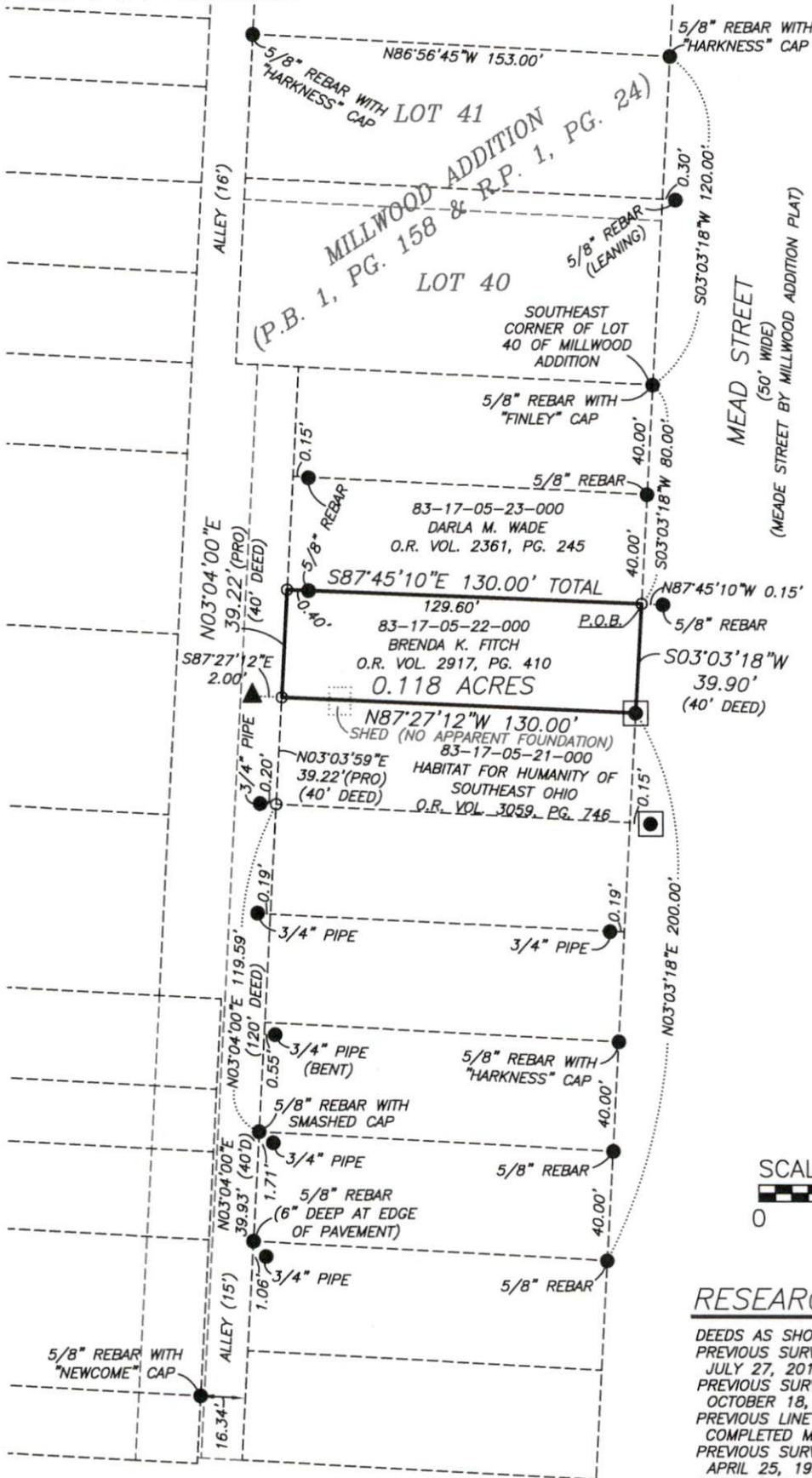
SURVEY FOR SANDHU LAW GROUP, LLC

AUDITORS PARCEL NUMBER

83-17-05-22-000 (ALL)

BEING ALL OF THE PARCEL CONVEYED TO BRENDA K. FITCH IN O.R. VOLUME 2917, PAGE 410 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE CITY OF ZANESVILLE, 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

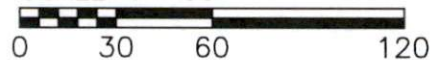
By: *MDN* 8-9-2023

NOTE: DISTANCES ON THE WEST LINE OF LOTS (EAST LINE OF ALLEY) PRORATED TO FIT WITH EXISTING MONUMENTATION AND OCCUPATION EVIDENCE.

LEGEND

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

SCALE 1"=60'



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 0.119 AC. PARCEL COMPLETED JULY 27, 2011 BY T.J. FINLEY PS7222.
PREVIOUS SURVEY OF A 0.119 AC. PARCEL COMPLETED OCTOBER 18, 1994 BY T.J. FINLEY PS7222.
PREVIOUS LINE ADJUSTMENT SURVEY OF LOTS 44, 45 AND 46 COMPLETED MAY 11, 2018 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 0.119 AC. PARCEL COMPLETED APRIL 25, 1993 BY C.R. HARKNESS PS6885.
PREVIOUS SURVEY OF A 0.119 AC. PARCEL COMPLETED JUNE 20, 1995 BY S.B. WALTON PS7675.
PREVIOUS SURVEY OF A 0.09 AC. PARCEL COMPLETED SEPT. 18, 2017 BY J.D. NEWCOME PS7321.
PLAT BOOK 1, PAGE 158 (RE-PLAT BOOK 1, PG. 24) MUSKINGUM COUNTY GIS

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME THIS 8th DAY OF AUGUST 2023, FROM A FIELD SURVEY COMPLETED THE 7th DAY OF AUGUST, 2023.

NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 08-08-23

SCALE: 1"=60'

CHECKED BY: MDN

JOB NO: 6807

DRAWING NO:

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