

BOUNDARY SURVEY OF FOUR LOTS IN FAIRWAY VILLAGE

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF QUARTER TOWNSHIP 4, RANGE 8, U.S. MILITARY LANDS, AND BEING A PART OF LOT 1 (PARCEL I), A PART OF LOT 3 (PARCEL II), AND ALL OF LOT 7 (PARCEL III) OF FAIRWAY VILLAGE, P.B. 7, PG. 57, ALL CONVEYED TO JAKES CORNER MAPLE AVENUE LLC IN O.R. 3098, PG. 744 AND IN O.R. 3098, PG. 747, AND PART LOT 2 OF THE SAID FAIRWAY VILLAGE, CONVEYED TO JAKES CORNER MAPLE AVENUE LLC IN O.R. 3098, PG. 752, MUSKINGUM COUNTY RECORDER'S OFFICE;



Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.



LEGEND

- 1 Lot Numbers
 - 2 Lot Lines
 - 3 Property Lines
 - 4 Centerline
 - 5 Stone Found
 - 6 Monument Box
 - 7 Iron Pin Set
 - 8 Iron Pin Found
 - 9 MAG Nail Set
 - 10 Railroad Spike Found
 - 11 D.B. Dead Book
 - 12 O.R. Official Record
 - 13 INSTR. NO. Instrument Number
 - 14 IPF Iron Pin Found
 - 15 RPSF Railroad Spike Found
 - 16 MNS MAG Nail Set
 - 17 DNS Drive Hole Set
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

NOTES

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS." THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2209. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK (ODOT RTN). THE PORTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DR., HAVING A BEARING OF N 88°06'28" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

BROWN'S GARDEN LOTS
P.B. 4, PG. 129

18

LEDO OF SEO, LLC
O.R. 2354, PG. 923
P.I.D.=86-28-02-01-000

NOTE:
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. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 86-28-02-01-000.

FAIRWAY VILLAGE
P.B. 7, PG. 57

9

CHRISTI WICKER
O.R. 2136, PG. 819
P.I.D.=80-86-27-01-05-000

7

JAKES CORNER MAPLE AVENUE LLC
PARCEL III
O.R. 3098, PG. 744
O.R. 3098, PG. 747
P.I.D.=80-86-27-01-04-000
(PART OF)
0.325 ACRES MEAS.
RESIDUAL AREA LOT 7
12,804 SQ. FT.
0.289 ACRES

TRUE POB
SOUTH PARCEL

90.00'

COUNTRY CLUB DR.

50' WIDE, P.B. 7, PG. 57
RT. NO. M-369

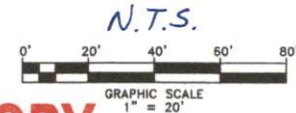
APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

3-29-2023

DESCRIPTION

APPROVED

By: *Ag 3 hghorv*



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 5/14/22, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

RAYMOND J. WOOD, REG. SURV. 7745



DATE	BY	CHK	APP	REV	DATE
05/14/22	RAY				
05/14/22	RAY				
05/14/22	RAY				
05/14/22	RAY				

BOUNDARY SURVEY
OF FOUR LOTS IN
FAIRWAY VILLAGE

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