

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF QUARTER TOWNSHIP 4, 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 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.

A circular blue ink seal for a professional surveyor. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by small tick marks. The center of the seal contains the name "RAYMOND J. WOOD" and the number "7745".

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



	Lot Numbers
	Lot Lines
	Property Lines
	Centerline
	Stone Found
	Monument Box
	Iron Pin Set
	Iron Pin Found
	MAG Nail Set
	Railroad Spike Found
	Deed Book
	Official Record
INSTR. NO.	Instrument Number
IPF	Iron Pin Found
IPF	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
DHS	Drill 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"

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 COLUMBIAN CLUB RD. HAVING A BEARING OF N 88°06'28" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASE OF BEARING" FOR THIS PLAT.

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

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

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

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

TOTAL AREA MEAS.
53,067 SQ. FT.
1.218 ACRES
TOTAL SOUTH AREA
42,649 SQ. FT.
0.979 ACRES

JAKES CORNER MAPLE AVENUE LLC
PARCEL II
O.R. 3098, PG. 744
O.R. 3098, PG. 747
P.I.D.=80-86-27-01-03-000
(ALL OF)
0.318 ACRES MEAS.

<u>COUNTRY</u>	<u>CLUB</u>	<u>DR.</u>
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50' WIDE, P.B. 7, PG. 57
RT. NO. M-369

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

3-29-2023

By: Ag 1494027

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

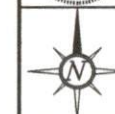
OFFICE COPY
GRAPHIC SCALE
1" = 20'

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

J. J. Wood *0/28/23*

WOOD REG. SURV. 1743 DATE

A circular professional seal for Raymond J. Wood, a Professional Surveyor in the State of Ohio. The seal features the text "STATE OF OHIO" at the top, "RAYMOND J. WOOD" in the center, and "PROFESSIONAL SURVEYOR" at the bottom. The number "7745" is also visible, indicating the surveyor's license number.

[illegible]

BOUNDARY SURVEY
OF FOUR LOTS IN
FAIRWAY VILLAGE

J. J. & J. SURVEYING SERVICES, INC.
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REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOE.WOOD@JJSURVEYINGOHIO.COM
JJSURVEYINGOHIO.COM

22-19SP