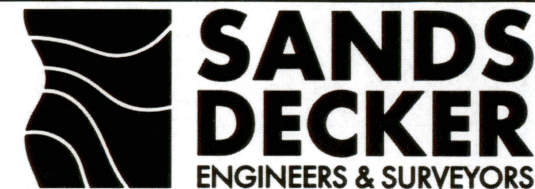


APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*Mania Brent* 11/18/20

86-31-02-03-001 A

**SURVEY EXHIBIT OF PROPOSED  
0.904 ACRE LOT SPLIT**  
**PART OF LAND OF ZANESVILLE, OH RETAIL LLC**  
**PART OF LOT 4, HERITAGE HILLS - PLAT 1**  
**PART OF QUARTER TOWNSHIP 1, TOWNSHIP 1,**  
**RANGE 8, UNITED STATES MILITARY LANDS**  
**CITY OF ZANESVILLE, COUNTY OF MUSKINGUM,**  
**STATE OF OHIO**



**OFFICES**

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

**SURVEYOR'S NOTES**

1) BASED ON RECORDS ON FILE AT THE MUSKINGUM COUNTY RECORDER'S OFFICE AND THE MUSKINGUM COUNTY ENGINEER'S OFFICE.

2) REFERENCES: DOCUMENTS NOTED HEREON.

3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

- IRON PIN FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

**CERTIFICATION**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JULY, 2020. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4753-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER OPS

STEVEN W. NEWELL  
OHIO PROFESSIONAL  
SURVEYOR 7212

DATE



COLONY SQUARE  
OUTPARCEL OWNER LLC  
PID: 86-31-02-02-002  
BK. 2796, PG. 784  
0.9091 AC. (DEED)

**T.P.O.B.**

N 72°50'21" E 195.00'

5/8" REBAR FOUND  
W/ "CANTER" CAP

PROPOSED  
0.904 AC.  
LOT SPLIT  
PART OF PARCEL #86-31-02-03-000

HERITAGE HILLS - PLAT 1  
P.B. 13 PG. 46

N 17°09'39" W 200.00'

S 72°50'21" W 195.00'

ZANESVILLE, OH RETAIL LLC  
PID: 86-31-02-03-000  
BK. 1839, PG. 638  
9.0511 AC. (DEED)

S 72°50'21" W  
40.00'

MAPLE AVE. - S.R. 60  
(VARIABLE R/W)

LOT 1  
LOT 4

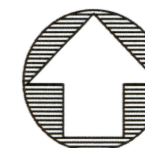
N 17°09'39" W  
578.16'

**R.P.O.B.**

SE CORNER  
LOT 4

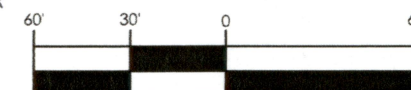
BRANDYWINE BLVD  
(80' R/W)

DESCRIPTION  
APPROVED  
By: *Re 8/10/2020*



**NORTH**

**GRAPHIC SCALE**



1" = 60'