



GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

Board of Education of
West Muskingum
Local School District
DB Vol. 508, Page 538.
OR Vol. 1731, Page 5.
OR Vol. 1805, Page 227.

RSBACRES, LTD
OR Vol. 2118,
Page 273.

*Monroe & Duncan's Subdivision
Deed Book "P", Page 519.*

Lot 3

Lot 3

Lot 2

Commencing

S 88°21'56" E 269.46'

S 88°29'21" E
483.28'

1/2" Rebar

Lot 4

Lot 3

*Thomas William's Subdivision
Common Pleas Book X, Page 459.
Plat Book 17, Page 54.*

Lot 2

Lot 3

LEGEND

- PIN (SET) 5/8" REBAR 30" LONG
 - CAPPED (C/R HARKNESS PS #6885)
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - PIPE FOUND
 - PIN FOUND CAPPED 7113 LINN
 - PIN FOUND CAPPED 5792 GRAVES
 - PIN FOUND CAPPED 7529 HYDE
 - PIN FOUND CAPPED 8283 JHA
 - PIN FOUND IN CONCRETE
 - △ POINT UNMARKED
 - Z LANDHOOK
- Board of Education of
West Muskingum
Local School District
DB Vol. 508, Page 538.
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Situated in the State of Ohio, County of Muskingum, Township of Falls:

Being part of Lot 3 of Thomas Williams Subdivision referenced as Record Book "X", Page 459 of the Common Pleas Court Records (Now Muskingum County Records Retention) and recorded in Muskingum County Recorder's Plat Book 17, Page 54, further being part of Quarter Township 3, Township 1, Range 8, of the US Military District, further being part of the Lawrence H Arnold and Marilyn N Arnold property recorded in **Deed Book Volume 571, Page 143** of said county's deed records, further being part of Muskingum County Auditor's **Parcel Number 17-82-02-16-000**:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.
Note #1- Old CL prior to 1955 established by best fit of Right of Way Plans and survey completed by Peter L Dinan PS#5451 South of US 40. Right of way varies and occupies 0.10 Acres of the 0.83 Acre Survey.
Note #2- Current CL US 40 established by Right of Way Plans and verified in the field.
Note #3- Excess road frontage in comparison to recorded deeds is approximately 5 feet. All five parcels have all or more than the recorded deed road frontage.
Note #4- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed area - 1.00004730581829.

This plat was prepared by
C.R. Harkness Surveying &
Mapping Inc. in accordance
with Chapter 4733-37 of the
Administrative Code, and is
intended to be used for the
legal transfer of the parcel
surveyed and does not show
any apparent easements nor
easements of record, unless
otherwise indicated.



OFFICE COPY

NOT RECORDED

Charles R. Harkness PS #6885

Henry's Rentals Inc.
OR Vol. 2564,
Page 275.

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Previous Pin Location
Based on Linn Survey

N 01°43'03" E 73.56'

S 88°23'48" E 106.46'

N 87°40'34" E 10.00'

S 01°43'12" W 336.43'

Passing 294.50'

S 83°30'28" W 16.96'

See Note 3

See Note 1

See Note 2

See Note 3

See Note 1

See Note 2

See Note 3

See Note 1

See Note 2

See Note 3

See Note 1

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See Note 2

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See Note 1

See Note 2

See Note 3

See Note 1

See Note 2

See Note 3

Vertex Refining OH LLC
OR Vol. 2568, Page 119.

Dix Real Estate Holdings LLC
OR Vol. 2702, Page 83.
Survey by Peter L Dinan PS5451

SURVEY FOR:

Lawrence Arnold

Member
HARKNESS SURVEYING & MAPPING, INC. Member
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Starting 1975
Professional Surveyors of Ohio
Since 2014
NSPS

SURVEYED: 9/30/24 DRAWN: 09/30/24 Job Number Job#2893 Plat #02