

0 150 300 450
GRAPHIC SCALE — FEET

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

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
- △ CALCULATED POINT UNMARKED
- REBAR FOUND
- LAND HOOK

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill:

SURVEY 3

Being part of the Southwest Quarter, Section 1, Township 13, Range 11, of the Congress Lands East of the Scioto River, being part of the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2594, Page 344** of said county's deed records, further being part of Muskingum County Auditor's **Parcel Number 53-30-01-08-000**:

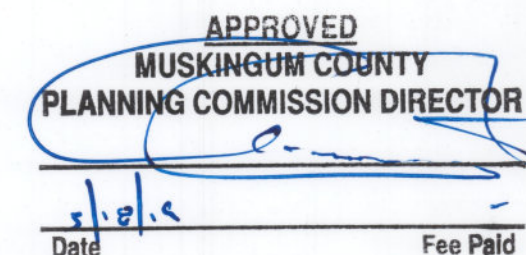
SURVEY 4

Being part of the Southwest Quarter, Section 1, Township 13, Range 11, of the Congress Lands East of the Scioto River, being part of the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2594, Page 344** of said county's deed records, further being part of Muskingum County Auditor's **Parcel Number 53-30-01-08-000**:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps Guernsey County Tax Maps and OGRIP Orthophotos of the area. Previous survey completed by Charles R. Harkness PLS #6885 (Job #2543-2-1 dated January 11, 2019).

Note #1- Dawson Road Twp Rd 447 right of way listed as 40 feet.



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
Charles R. Harkness PLS #6885

SURVEY FOR:
Ohio Franklin Realty, LLC



HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



Job Number
Job#2543-2

Drawing/Sheet
Plat #03

SURVEYED: 2/28/19

DRAWN: 2/28/19

NW Qtr Sec 12

NE Qtr Sec 12

NE Qtr Sec 2

NW Qtr Sec 1

NE Qtr Sec 1

SE Qtr Sec 2

SW Qtr Sec 1

SE Qtr Sec 1

MR-59
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Parcel Number 53-30-01-03-000

MR-64
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Parcel Number 53-30-01-03-000

Century National Bank Trustee of
Myron D Dawson Trustee Trust
OR Vol. 2276, Page 665.
Sharon Dawson Trustee Trust
OR Vol. 2276, Page 668.

MR-60-A, MR-62
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Parcel Number 53-30-02-03-000

Barry A Bauserman
DB Vol. 1153,
Page 334.

Clayton Dawson
DB Vol. 1136, Page 437.

Clayton Dawson
DB Vol. 1161, Page 299.

Clayton Dawson
DB Vol. 1136, Page 437.

Century National Bank Trustee of
Myron D Dawson Trustee Trust
OR Vol. 2276, Page 665.
Sharon Dawson Trustee Trust
OR Vol. 2276, Page 668.

Edward W Edwards &
Siaci Anne Dawson Edwards
OR Vol. 2582, Page 884.

Logan A Dawson &
Victoria J Dawson
OR Vol. 2165,
Page 516.

Logan A Dawson &
Victoria J Dawson
DB Vol. 744, Page 252.

William Larrison &
Carolyn Larrison
OR Vol. 2395, Page 306.

MR-38
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Parcel Number 53-30-12-04-000

19.70 Acres
MR-62 Part
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Part of Parcel Number
53-30-01-08-000

19.71 Acres
MR-62 Part
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.
Part of Parcel Number
53-30-01-08-000

Curve RT Chord Bear
N 20°39'35" W 150.21'
R=1061.00' A=150.34'
Curve RT Chord Bear
N 55°36'51" W 184.85'
R=180.00' A=194.12'

N 86°30'34" W
84.51'
Section Line & Road CL
N 88°00'14" W 511.19'
Within Roadbed

S 87°59'03" E 770.41'

N 87°59'03" W 1846.69'

Passing 957.16'

Passing 1828.00'

N 01°32'01" E 974.50'

S 87°59'03" E 99.00'

N 88°23'36" W 1464.02'

S 88°23'44" E 1262.78'

0.38 Acres in NW
N 16°20'35" W 820.00'

N 16°20'35" W 103.23'

N 16°39'42" W 252.34'

N 14°25'07" W 186.39'

N 16°14'51" W 200.67'

S 88°03'30" W 1021.04'
N 88°03'30" E 1021.04'

S 00°53'09" W 1016.60'

S 00°53'09" W 717.00'

S 00°53'09" W 955.12'

POB3

Commencing3

POB4

S 88°00'14" E 2624.70'
To Stone Found Sec Corner