



LEGEND

- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PS #6885)
- PIN FOUND 5/8" REBAR UNLESS NOTED
- △ POINT UNMARKED
- PIN FOUND CAPPED 6512 BOSEHART
- Ⓟ PIN FOUND CAPPED 7135 BOWMAN
- Ⓛ PIN FOUND CAPPED 7113 LINN
- Ⓜ PIN FOUND CAPPED 7964 MACK
- STONE FOUND
- ⚡ LANDHOOK

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Northeast Quarter, Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Sidwell Materials, Inc. property recorded in Deed Book Official Record Volume 3027, Page 267 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 62-72-03-07-015:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.

Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor for surveyed area - 1.00005663487691.

Note #2- Easements/Covenants/Condition/Restrictions recorded in Official Record Volume 2102, Page 358.

DESCRIPTION
APPROVED

By: *J.M. Barnard*
5-28-2026

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.

Charles R. Harkness
Charles R. Harkness PS #6885



NW Qtr Sec 2 | NE Qtr Sec 2

SW Qtr Sec 2 | SE Qtr Sec 2

Commencing

Roadbed Greenhouse Road

S 86°18'53" E 1372.67'

Ohio Network For Innovation, Inc.
OR Vol. 3087, Page 950.

Sidwell Materials, Inc.
OR Vol. 2239, Page 606.

S 85°56'14" E 219.30'

Sidwell Materials, Inc.
OR Vol. 3028, Page 4.

CGF Properties, LLC
OR Vol. 2198, Page 323.

DKVLVN, LLC
OR Vol. 2388,
Page 346.

N 73°00'05" E 25.17'

Maysville Pike US Route 22

Existing Pavement

N 73°00'05" E 25.18'
N 73°00'05" E 263.22'

See Note 2
Easements/Covenants/
Condition/Restrictions.

1.614 Acres

Sidwell Materials, Inc.
OR Vol. 3027, Page 267.
Part of Parcel Number
62-72-03-07-015

See Note 2
Easements/Covenants/
Condition/Restrictions.

Existing Pavement

Sidwell Materials, Inc.
OR Vol. 3027, Page 267.
Remainder of Parcel Number
62-72-03-07-015

Bedrock Zanes Propco, LLC
OR Vol. 3322, Page 77.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/22/26
DATE

SURVEY FOR:
Sidwell Materials, Inc.



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



SURVEYED: 5/7/2026

DRAWN: 5/7/2026

Job Number
Job#3027

Drawing/Sheet
Plat #01