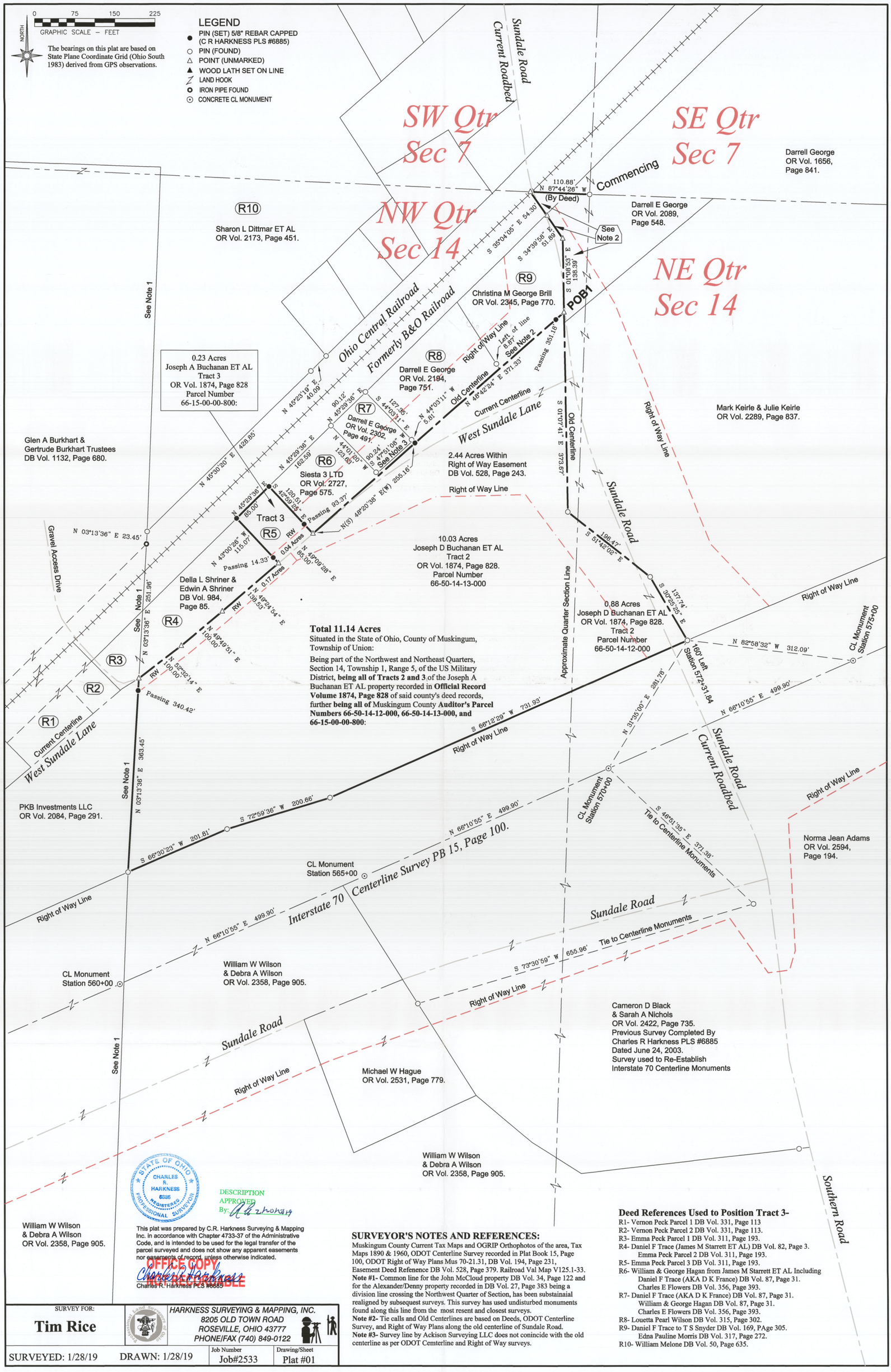
0 75 150 225
GRAPHIC SCALE – FEET
NORTH
The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.
LEGEND
PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
PIN (FOUND)
POINT (UNMARKED)
WOOD LATH SET ON LINE
LAND HOOK
IRON PIPE FOUND
CONCRETE CL MONUMENT
SW Qtr Sec 7
SE Qtr Sec 7
NW Qtr Sec 14
NE Qtr Sec 14
Sundale Road Current Roadbed
Commencing
110.88' N 87°44'26" W (By Deed)
Darrell George OR Vol. 1656, Page 841.
Darrell E George OR Vol. 2089, Page 548.
See Note 2
POB1
R10
Sharon L Dittmar ET AL OR Vol. 2173, Page 451.
R9
Christina M George Brill OR Vol. 2345, Page 770.
Ohio Central Railroad
Formerly B&O Railroad
R8
Darrell E George OR Vol. 2194, Page 751.
R7
Darrell E George OR Vol. 2302, Page 491.
R6
Siesta 3 LTD OR Vol. 2727, Page 575.
R5
R4
R3
R2
R1
0.23 Acres Joseph A Buchanan ET AL Tract 3 OR Vol. 1874, Page 828 Parcel Number 66-15-00-00-800:
Glen A Burkhart & Gertrude Burkhart Trustees DB Vol. 1132, Page 680.
Mark Keirle & Julie Keirle OR Vol. 2289, Page 837.
West Sundale Lane
Current Centerline
Old Centerline
Right of Way Line
2.44 Acres Within Right of Way Easement DB Vol. 528, Page 243.
Tract 3
10.03 Acres Joseph D Buchanan ET AL Tract 2 OR Vol. 1874, Page 828. Parcel Number 66-50-14-13-000
Della L Shriner & Edwin A Shriner DB Vol. 984, Page 85.
Gravel Access Drive
See Note 1
Approximate Quarter Section Line
0.88 Acres Joseph D Buchanan ET AL OR Vol. 1874, Page 828. Tract 2 Parcel Number 66-50-14-12-000
CL Monument Station 575+00
100' Left Station 572+31.84
CL Monument Station 570+00
Tie to Centerline Monuments
Total 11.14 Acres
Situated in the State of Ohio, County of Muskingum, Township of Union:
Being part of the Northwest and Northeast Quarters, Section 14, Township 1, Range 5, of the US Military District, being all of Tracts 2 and 3 of the Joseph A Buchanan ET AL property recorded in Official Record Volume 1874, Page 828 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 66-50-14-12-000, 66-50-14-13-000, and 66-15-00-00-800:
PKB Investments LLC OR Vol. 2084, Page 291.
Norma Jean Adams OR Vol. 2594, Page 194.
CL Monument Station 565+00
Interstate 70 Centerline Survey PB 15, Page 100.
CL Monument Station 560+00
William W Wilson & Debra A Wilson OR Vol. 2358, Page 905.
Cameron D Black & Sarah A Nichols OR Vol. 2422, Page 735. Previous Survey Completed By Charles R Harkness PLS #6885 Dated June 24, 2003. Survey used to Re-Establish Interstate 70 Centerline Monuments
Michael W Hague OR Vol. 2531, Page 779.
Southern Road
STATE OF OHIO CHARLES R. HARKNESS 6885 REGISTERED PROFESSIONAL SURVEYOR
DESCRIPTION APPROVED By:
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
Charles R. Harkness PLS #6885
SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Current Tax Maps and OGRIP Orthophotos of the area, Tax Maps 1890 & 1960, ODOT Centerline Survey recorded in Plat Book 15, Page 100, ODOT Right of Way Plans Mus 70-21.31, DB Vol. 194, Page 231, Easement Deed Refenence DB Vol. 528, Page 379. Railroad Val Map V125.1-33.
Note #1- Common line for the John McCloud property DB Vol. 34, Page 122 and for the Alexander/Denny property recorded in DB Vol. 27, Page 383 being a division line crossing the Northwest Quarter of Section, has been substainaial realigned by subsequest surveys. This survey has used undisturbed monuments found along this line from the most resent and closest surveys.
Note #2- Tie calls and Old Centerlines are based on Deeds, ODOT Centerline Survey, and Right of Way Plans along the old centerline of Sundale Road.
Note #3- Survey line by Ackison Surveying LLC does not conincide with the old centerline as per ODOT Cemterline and Right of Way surveys.
Deed References Used to Position Tract 3-
R1- Vernon Peck Parcel 1 DB Vol. 331, Page 113
R2- Vernon Peck Parcel 2 DB Vol. 331, Page 113.
R3- Emma Peck Parcel 1 DB Vol. 311, Page 193.
R4- Daniel F Trace (James M Starrett ET AL) DB Vol. 82, Page 3. Emma Peck Parcel 2 DB Vol. 311, Page 193.
R5- Emma Peck Parcel 3 DB Vol. 311, Page 193.
R6- William & George Hagan from James M Starrett ET AL Including Daniel F Trace (AKA D K France) DB Vol. 87, Page 31. Charles E Flowers DB Vol. 356, Page 393.
R7- Daniel F Trace (AKA D K France) DB Vol. 87, Page 31. William & George Hagan DB Vol. 87, Page 31. Charles E Flowers DB Vol. 356, Page 393.
R8- Louetta Pearl Wilson DB Vol. 315, Page 302.
R9- Daniel F Trace to T S Snyder DB Vol. 169, PAge 305. Edna Pauline Morris DB Vol. 317, Page 272.
R10- William Melone DB Vol. 50, Page 635.
SURVEY FOR:
Tim Rice
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
SURVEYED: 1/28/19
DRAWN: 1/28/19
Job Number Job#2533
Drawing/Sheet Plat #01