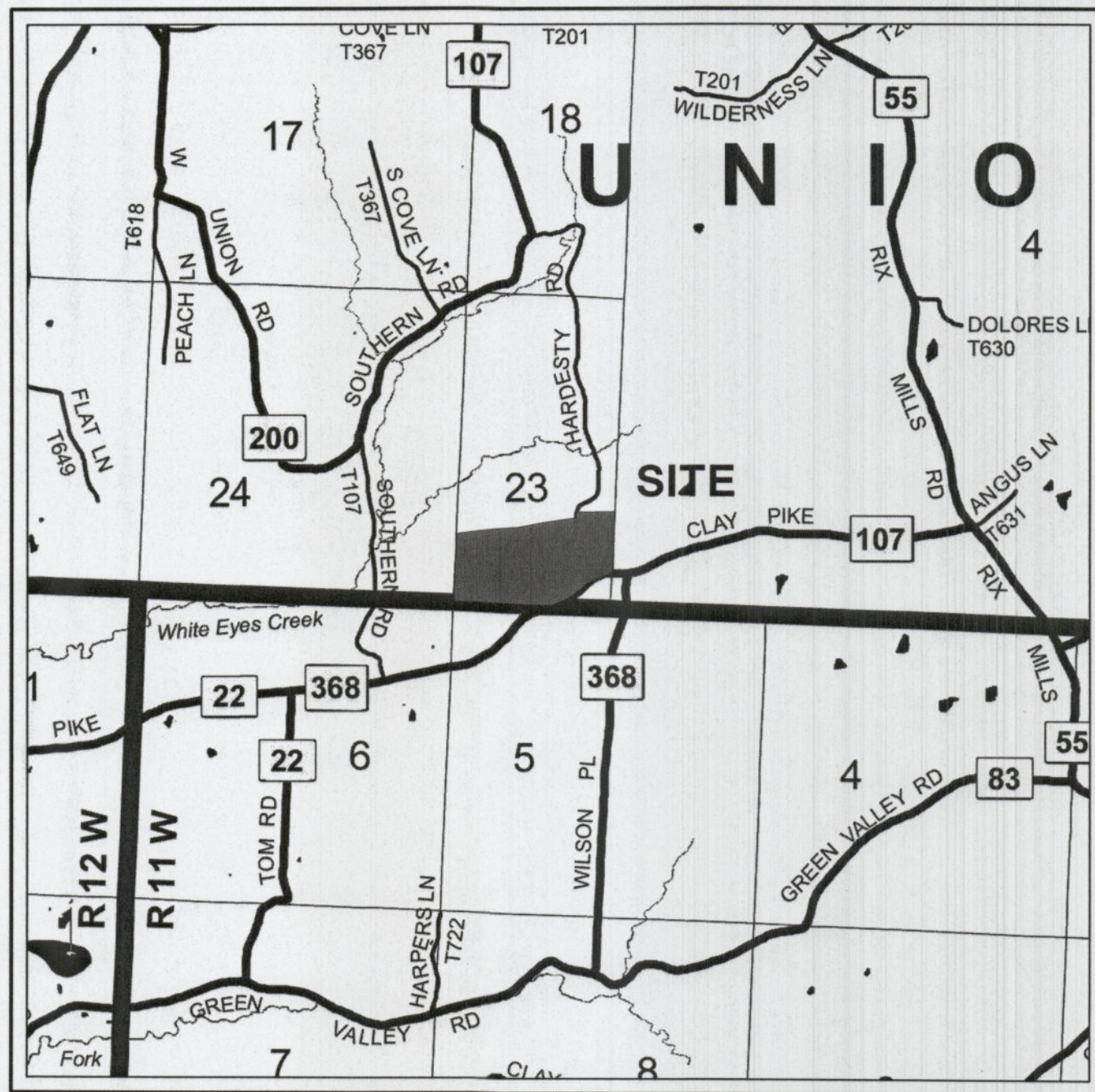




LOCATION MAP
(1"=200')

LATITUDE: 39.935175°
LONGITUDE: -81.777798°

BASIS OF BEARINGS:

Based upon the East line of 77.336 acre tract as conveyed to the Doubledown LLC in DV. 3229, P. 129 of the Muskingum County Deed Records.

REFERENCES:

Deeds as referenced by survey.

Survey of a 77.336 acre tract as performed by W.J. Bridenbach, August, 1996.

Survey of a 178.2004 acre tract as performed by Terry J. Finley, August, 2001.

Survey of a 8.678 acre tract as performed by Roger W. Claus, June, 2007.

SURVEYOR CERTIFICATION

I hereby certify that this survey was prepared from a field survey and analysis of recorded plats, recorded deeds, and survey records, as applicable. This survey was prepared in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code. All distances are given in feet and decimal parts thereof and all dimensions and geodetic details are correct and close to the best of my knowledge.

**OFFICE COPY
NOT RECORDABLE**

Zephaniah A. Bradford P.S. No. 8743

10/24/24
Date

NOTE: All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG"



LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	✕
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	-L/A	L/A-
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	-R/W	R/W-
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---

* INDICATES A NEW LINE OF DIVISION

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	250.93'	240.00'	239.66'	N 36°00'26" E	59°54'18"
C2	223.43'	175.00'	208.56'	N 29°23'03" E	73°09'04"
C3	508.15'	594.24'	492.81'	S 65°54'51" W	48°59'43"
C4	198.13'	604.01'	197.24'	S 50°48'30" W	18°47'39"

Survey Plat for Doubledown LLC

Situated in the Township of Union, County of Muskingum and State of Ohio and being part of the Southwest Quarter of Fractional Section 23, Township 1, Range 5 in the U.S. Military District

5/8" Iron Pin
Capped "Graves"
Found & Used

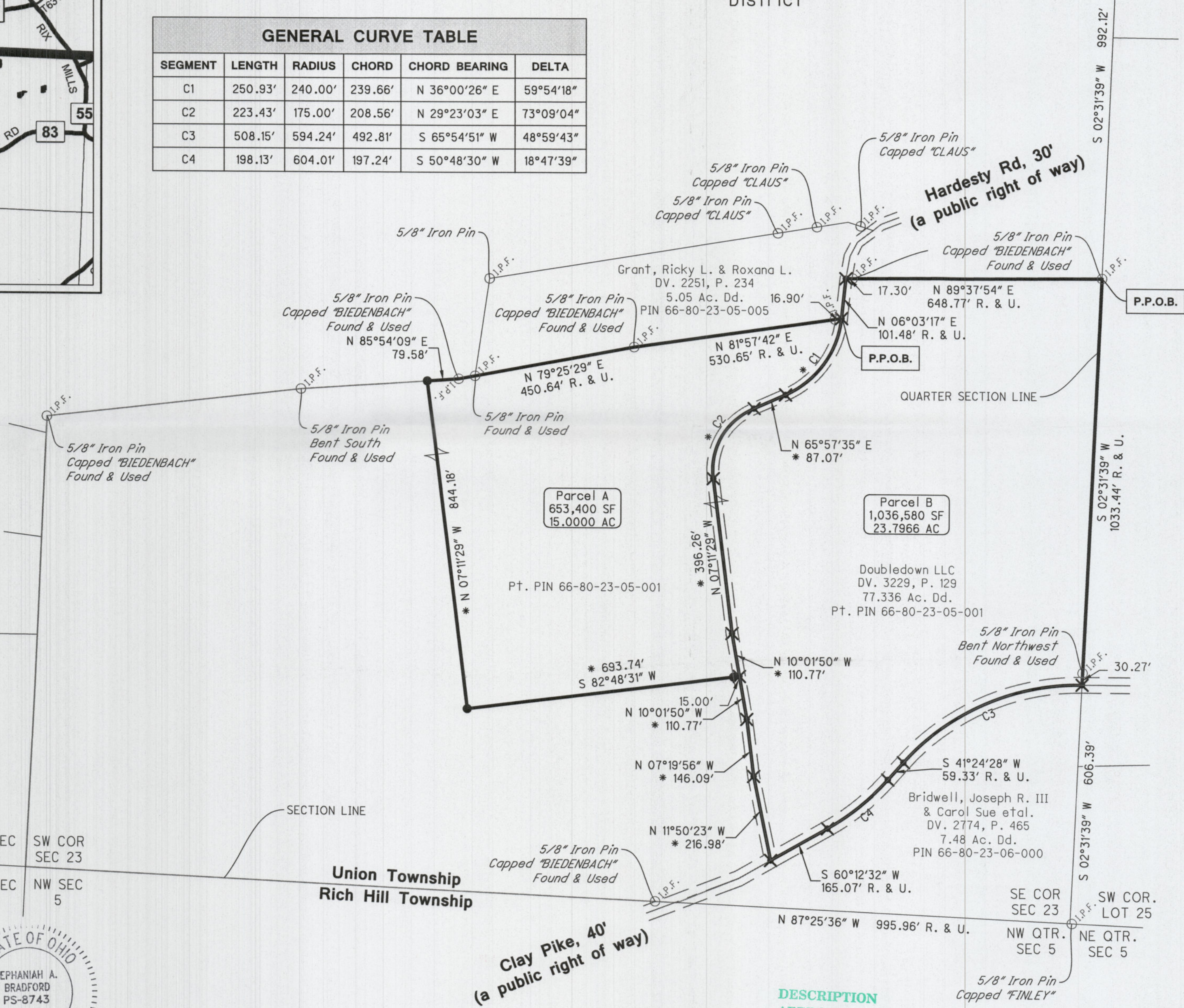
SE QTR.
SEC 23

SW COR.
LOT 16

SW QTR.
SEC 23

NW COR.
LOT 25

P.O.B.



Davey Resource Group

1310 SHARON COPELY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.550.8004 (FAX) 888.820.8423

DAVEY
Resource Group

400
200
100
0

SCALE (IN FEET)
1 inch = 200 ft.

N

GRANT LOT SPLIT

18 x 24

PROJECT NUMBER

2971

DATE

2024-10-09

1
1

File: f:\g:\projects\2971 grant property split\hardisty rd new concord\img\3971 boundary lot split.dwg Saved: 10/21/2024 1:39 PM (20038) Plotted: 10/21/2024 10:59 AM (20038) Plotstyle: (pc3) Scale: (1:1) Page Setup (1:1)