

25-60-05-06-000 B

SURVEY FOR MICHELLE HARKNESS

AUDITORS PARCEL NUMBERS

25-60-05-08-000 (ALL-0.458 AC.) & 25-60-05-06-000 (ALL-0.737 AC.)

BEING ALL OF THE PARCELS CONVEYED TO BRIAN L. AND MICHELLE D. HARKNESS IN O.R. VOLUME 2219, PAGE 1 AND IN O.R. VOLUME 2219, PAGE 3 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN SECTION 6, TOWNSHIP 18, RANGE 15, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



J. BRADY SMITH
O.R. VOL. 2774, PG. 293

IRON PIN SET TO
REPLACE BENT/LAID OVER
EXISTING 5/8" REBAR

MILLARD R. & VIRGINIA
OSBORN, TRUSTEES
O.R. VOL. 1559, PG. 396

5/8" REBAR
(BENT/LAID OVER)

S86°48'38"E 300.32' TOTAL

255.32'

5/8" REBAR WITH
"HARKNESS" CAP

BRIAN L. & MICHELLE D.
HARKNESS
1.195 ACRES TOTAL

25-60-05-08-000
O.R. VOL. 2219,
PG. 3
0.458 AC.

25-60-05-06-000
O.R. VOL. 2219, PG. 1
0.737 AC.

S02°05'52"W
99.50'

S02°31'32"W
73.03'

6" DIAMETER
CONCRETE
MONUMENT

N86°48'38"W 303.06' TOTAL
(300.00' DEED)

5" DIAMETER
CONCRETE
MONUMENT

N04°12'42"E
62.18'

N07°20'42"E
53.99'

N10°35'42"E
63.66'

BRIAN L. & MICHELLE D. HARKNESS
O.R. VOL. 2219, PG. 5

DESCRIPTION

APPROVED

By: *[Signature]*

MT PERRY ROAD
(CO. RD. 30)

CHAD M. & LISA S. PEPPLER
O.R. VOL. 2384, PG. 3

S86°28'07"E
25.00'

5/8" REBAR
(BENT)

J. BRADY SMITH
O.R. VOL. 2774, PG. 293

SOUTHWEST CORNER
OF SECTION 6

5/8" REBAR WITH
BROKEN CAP

2593.26' (DEED)

S86°28'08"E 2619.61' TOTAL (DEED)

NOTE:
BASED ON EVIDENCE FOUND IN THE
DEED RESEARCH AND THE FIELD SURVEY
OF THE PARCELS (25-60-05-08-000
& 25-60-05-06-000), AS DESCRIBED
IN PREVIOUS DEEDS (O.R. VOL. 2219,
PG. 3 AND O.R. VOL. 2219, PG. 1),
THE PREVIOUS SURVEY BY RAYMOND M.
ROBERTS, PS 5803 (DATED APRIL 1981)
DOES NOT PROPERLY DESCRIBE THE
0.447 ACRE (MEASURED 0.458 ACRE)
PARCEL.

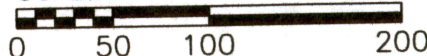
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 4.16 AC. PARCEL
COMPLETED JULY 21, 1996 BY C.R. HARKNESS PS6885
PREVIOUS SURVEY OF A 79.89 AC. AND 37.73 AC. PARCEL
COMPLETED MARCH 26, 2009 BY S.M. BOWMAN PS7135
PREVIOUS SURVEY OF A 2.285 AC. PARCEL
COMPLETED DEC. 6, 2005 BY S.A. ENGLAND PS7452
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- CONCRETE MONUMENT FOUND

SCALE 1"=100'



I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THE
ABOVE PLAT AND SURVEY TO BE CORRECT AS
PREPARED BY ME, THIS 9th DAY OF APRIL, 2020,
FROM A FIELD SURVEY COMPLETED THE 9th DAY
OF APRIL, 2020.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE
EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS,
WHETHER RECORDED OR IMPLIED. THIS PLAT,
PREPARED IN ACCORDANCE WITH CHAPTER
4733-37 OF THE ADMINISTRATIVE CODE, IS
INTENDED FOR THE LEGAL TRANSFER OF THE
PROPERTY SHOWN AND DOES NOT INTEND TO
SHOW ANY OR ALL OF THE EASEMENTS, RIGHT
OF WAYS, RESTRICTIONS OR ENCROACHMENTS
UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, www.BaselineSurveyingInc.com, email: BEI@rohio.com

DRAWN BY: JWL

DATE: 04-09-20

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 6310

DRAWING NO:
Z:\6310\6310.dwg