

29-50-11-16-004 C

DESCRIPTION

APPROVED

By: Re/11/12/2021

PLAT - OF - SURVEY

SITUATED IN THE VILLAGE OF FRAZEYSBURG, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #11 AND THE NORTHWEST QUARTER OF SECTION #20, QUARTER TOWNSHIP 4, TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A 2.58 and 0.08 ACRE SPLIT OF THE JUDY W. ROGERS PROPERTY OF OFFICIAL RECORD BOOK 2939, PAGE 709 [AUDITOR'S PARCEL #29-50-11-16-000 (part)]. ALSO BEING A 50' WIDE ACCESS EASEMENT THROUGH A PART OF THE WBS RENTAL PROPERTIES OF OFFICIAL RECORD BOOK 2547, PAGE 567 [AUDITOR'S PARCEL #29-50-11-16-003 (part) and AUDITOR'S PARCEL #29-63-01-02-001 (part)].

BASIS - OF - BEARINGS

All bearings shown are based on the west line of Section #11 as being N 2° 14' 50" E. All bearings shown are based on a survey made by Jeffery D. Hofius, P.S. # 7455, on December 23, 1999.

Note: The 0.08 Acre parcel shown hereon is to be used as an add-on to the WBS Rental Properties of Official Record Book 2547, Page 567.

Adjoinder Statement

This 0.08 Acre parcel shown is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel # 29-50-11-16-003.

Judy W. Rogers
O.R. 2939, Page 709 (81.16 Acres)
Aud. Par. # 29-50-11-16-000

S 88°11'14" E 818.27'

WBS Rental Properties
O.R. 2547, Page 567 (2.71 Acres)
Aud. Par. # 29-50-11-16-003

S 87°45'10" E (calculated line)

WBS Rental Properties
O.R. 2547, Page 567 (4.68 Acres)
Aud. Par. # 29-63-01-02-001

Maple Street (50' wide)

<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>
HUNTER 1st ADDITION (Plat Book 11, Page 56)								
<u>9</u>	<u>8</u>	<u>7</u>	<u>6</u>	<u>5</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1</u>

2.58 Acres
(split)

Aud. Par. # 29-50-11-16-000
(part)

0.08 Acres
(split)

P.P.O.B.
of 2.58 Acres

P.P.O.B.
of 0.08 Acre

Proposed
(50' wide)
Access Easement

Broadmore Ave (50' wide)

N/E Corner of the
Hunter 1st Addition
to the Village of
Frazeyburg
(Plat Book 11, Page 56)

SURVEY FOR:

EVAN ATKINSON

JOB # A202023P2R

LINE TABLE

Id	Bearing	Distance
L1	N 2°14'50" E	113.60'
L2	N 0°08'16" E	176.74'
L3	N 1°54'41" E	108.32'
L4	N 87°35'04" W	225.35'
L5	N 3°14'29" E	46.25'
L6	N 87°05'00" W	70.00'
L7	S 3°13'00" W	47.60'
L8	N 88°11'14" W	57.50'
L9	N 88°11'14" W	70.00'

PERTINENT DOCUMENTS and SOURCES OF DATA USED:

- 1 - Deed references as shown hereon.
- 2 - Jackson Township Tax Maps.
- 3 - U.S.G.S. Maps.
- 4 - Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

Judy W. Rogers
O.R. 2939, Page 709 (81.16 Acres)
Aud. Par. # 29-50-11-16-000

J. Evan Atkinson
& Stacy R.
Atkinson Trust
O.R. 2815, Pg. 398
(0.840 Acres)

WBS Rental Properties
O.R. 2547, Page 567
(5.15 Acres)

NOTES:

- 1 - This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. # 7231, on December 17, 2020.
- 2 - This property is subject to all legal highways, legal restrictions and easements of record.
- 3 - All distances are measured unless otherwise shown.

A & E
3284 Township Road #121 NW
Somerset, Ohio 43783
Ph: (740) 743-2201
Cell: (740) 605-0002
PS 7231

NOT RECORDED

Wayne A. Knisley
Ohio, P.S. # 7231

Date: December 17, 2020

LEGEND

- ⊕ Iron Pin Set = 5/8" x 30" steel rod with plastic Id. cap labeled "KNISLEY 7231"
- Existing 3/4" Iron Pipe (no identification)
- ⊙ Existing 3/4" Iron Pipe capped "SMB 7135"
- ⊗ Existing 3/4" Iron Pipe capped "RD ZANDE"
- Unmarked Point

GRAPHIC SCALE
1" INCH = 200' FEET

