

NORTH



GRAPHIC SCALE - FEET

The bearings and distances on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

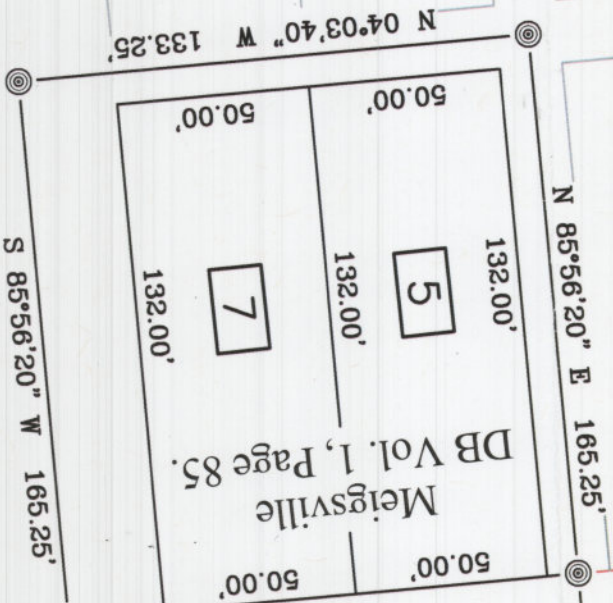
Situated in the State of Ohio, County of Muskingum, Township of Meigs:

Being part of the East and West Halves, Southwest Quarter, Section 27, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being all of Lots 4, 5, and 6 of Betz Subdivision recorded in Deed Book 9, Page 467, reversionary rights from platted subdivision within Big Muskie Drive (State Route 284) and adjacent parcel, further being all of the Jeffery R Price property, recorded in Deed Book Volume 1056, Page 577, of said county's deed records, and further being all of Muskingum County Auditor's Parcel Numbers 40-80-02-05-000 and 40-80-27-28-000:

Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

Young Hickory Road (County Road 223)  
Platted Right of Way 50'

Vacated Portion of Meigsville  
DB Vol. 1, Page 85.



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 PL S #6885

SURVEY FOR:  
**Ohio Franklin Realty, LLC**



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

SURVEYED: 4/18/19

DRAWN: 4/20/19

Job Number  
Job#2501

Drawing/Sheet  
Plat Price

Oak Grove Road (County Road 43)  
Platted Right of Way 16.5'

Existing Centerline

LEGEND

ALUMINUM BREAKOFF MONUMENT SET  
CAPED ODNR PROPERTY MARKER  
POINT UNMARKED  
LANDHOOK

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0.48 Acres Total  
Jeffery R Price  
DB Vol. 1056, Page 577.

Lots 1 through 12  
Betz Subdivision  
DB Vol. 9, Page 467

DESCRIPTION  
APPROVED  
BY: *Jeffery R Price*

Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. Muskingum County  
**Note #1 - Existing Centerline** for Big Muskie Drive (State Route 284) is based on existing pavement, with a platted right of way width of 50 feet. Right of way plans indicate a varied width. No record of acquiring additional right of way was found.  
**Note #2 - META Data**, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor For Section 27-1.00008231257216.

West 1/2 SW Qtr Section 27  
East 1/2 SW Qtr Section 27