47-60-04-26-000   SNR A

GRAPHIC SCALE – FEET

0   60   120   180

NORTH

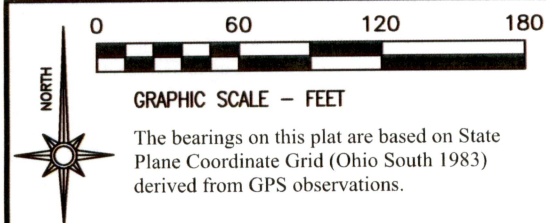The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

● PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
○ PIN FOUND
△ POINT UNMARKED
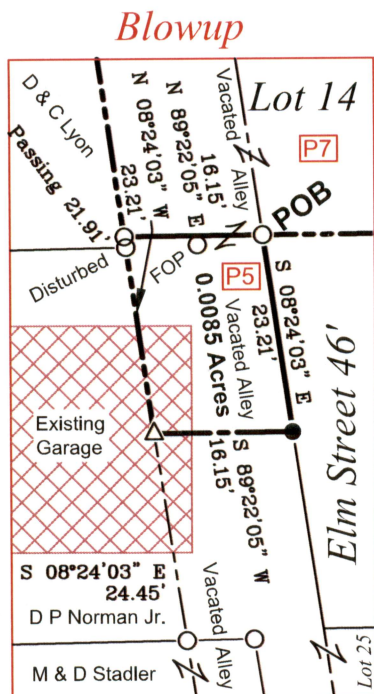◐ PIPE FOUND
⊗ AXLE FOUND
⊛ BOLT FOUND
Z LANDHOOK

SURVEY 1 – 0.0085 Acres
P5 47-60-04-26-000   0.0085 Acres

SURVEY 2 TOTAL 0.422 Acres
Parcel Acreage Breakdown
P1 47-60-04-02-000   0.036 Acres
P2 47-60-04-03-000   0.010 Acres
P3 47-60-04-22-000   0.068 Acres
P4 47-60-04-25-000   0.068 Acres
P5 47-60-04-26-000   0.052 Acres
P6 47-60-04-27-000   0.092 Acres
P7 47-60-04-28-000   0.096 Acres

Blowup

Lot 14
D & C Lyon
N 89°22'05" E 16.15'
N 08°24'03" W 23.21'
Passing 21.91'
Disturbed
FOP
P7
POB
P5
0.0085 Acres
Vacated Alley 16.15'
Existing Garage
S 08°24'03" E 16.15'
S 89°22'05" W 23.21'
Vacated Alley
S 08°24'03" E 24.45'
D P Norman Jr.
M & D Stadler
Elm Street 46'
Lot 25

Daniel P Norman Jr.
OR Vol. 2465, Page 332.
Parcel Number
47-60-05-09-000

Dale Lyon & Connie Lyon
DB Vol. 1006, Page 119.

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.

Charles R Harkness
Charles R. Harkness PLS #6885

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

SURVEY 1
Being part of East Fultonham (Known as Hoover's 1st Addition) recorded in Plat Book 3, Page 34 located in Section 19, Township 15, Range 14, of the Congress Lands East of the Scioto River, **being part of** the George William Ridenour property recorded in **Official Record Volume 2880, Page 338** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 47-60-04-26-000**:
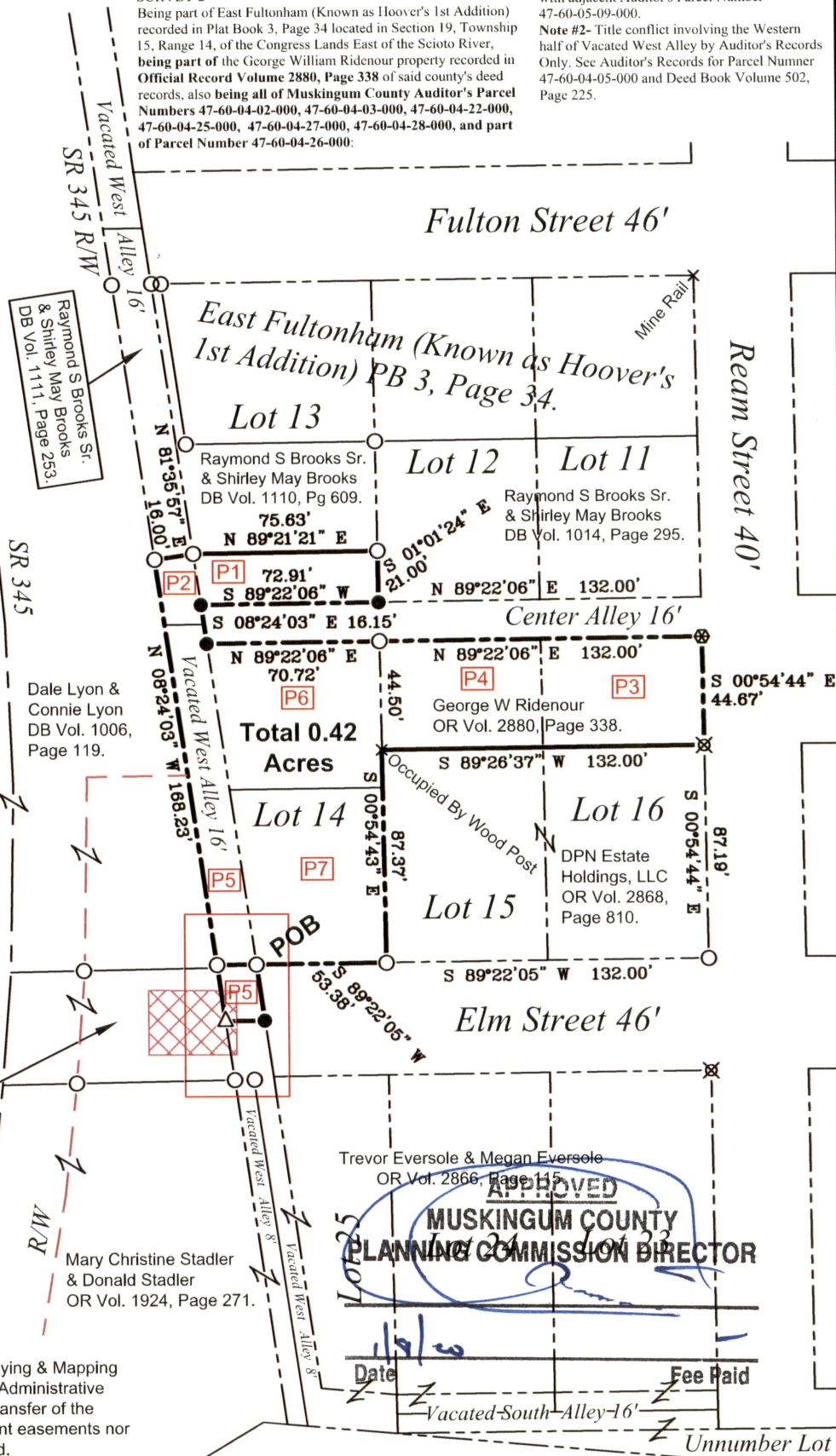
SURVEY 2
Being part of East Fultonham (Known as Hoover's 1st Addition) recorded in Plat Book 3, Page 34 located in Section 19, Township 15, Range 14, of the Congress Lands East of the Scioto River, **being part of** the George William Ridenour property recorded in **Official Record Volume 2880, Page 338** of said county's deed records, also **being all of Muskingum County Auditor's Parcel Numbers 47-60-04-02-000, 47-60-04-03-000, 47-60-04-22-000, 47-60-04-25-000, 47-60-04-27-000, 47-60-04-28-000, and part of Parcel Number 47-60-04-26-000**:
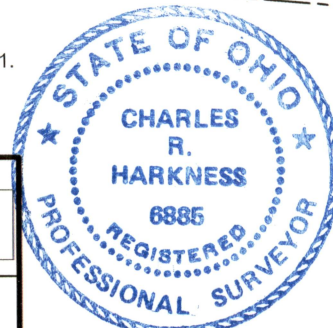
SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area. Prior surveys completed by Charles R Harkness PLS 6885 (Job 57 dated 9/5/1985) and (Job 661 dated 6/29/1995). All other references are shown or listed.
Note #1- Survey 1 is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 47-60-05-09-000.
Note #2- Title conflict involving the Western half of Vacated West Alley by Auditor's Records Only. See Auditor's Records for Parcel Numner 47-60-04-05-000 and Deed Book Volume 502, Page 225.

Fulton Street 46'

East Fultonham (Known as Hoover's 1st Addition) PB 3, Page 34.

Lot 13
Lot 12
Lot 11

Raymond S Brooks Sr. & Shirley May Brooks DB Vol. 1110, Pg 609.

Raymond S Brooks Sr. & Shirley May Brooks DB Vol. 1014, Page 295.

N 81°35'57" E 16.00'
75.63'
N 89°21'21" E
72.91'
S 89°22'06" W
S 01°01'24" E 21.00'
N 89°22'06" E 132.00'
P2 P1
S 08°24'03" E 16.15'
N 89°22'06" E 70.72'
P6
Center Alley 16'
N 89°22'06" E 132.00'
P4
44.50'
S 89°26'37" W 132.00'
George W Ridenour OR Vol. 2880, Page 338.
P3
S 00°54'44" E 44.67'

Vacated West Alley 16'
N 08°24'03" W 168.23'
P5
P7
POB
S 89°22'05" W 53.38'

Total 0.42 Acres
Lot 14
Lot 15
Lot 16

DPN Estate Holdings, LLC OR Vol. 2868, Page 810.

S 00°54'43" E 87.37'
Occupied By Wood Post
S 00°54'44" E 87.19'

S 89°22'05" W 132.00'
Elm Street 46'

Dale Lyon & Connie Lyon DB Vol. 1006, Page 119.

SR 345
SR 345 R/W
Vacated West Alley 16'
Raymond S Brooks Sr. & Shirley May Brooks DB Vol. 1111, Page 253.

Mine Rail
Ream Street 40'

Trevor Eversole & Megan Eversole OR Vol. 2866, Page 45.

APPROVED
MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR
Date 1/8/20   Fee Paid

Mary Christine Stadler & Donald Stadler OR Vol. 1924, Page 271.

Vacated West Alley 8'

Vacated South Alley 16'
Unnumber Lot

Duane R Bolyard II DB Vol. 1129, Page 381.

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

SURVEY FOR:
George William Ridenour

SURVEYED: 12/03/19   DRAWN: 12/04/19
Job Number: Job#2609
Drawing/Sheet: Plat #01

DESCRIPTION APPROVED
By: