

**MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

0 300 600 900
GRAPHIC SCALE - FEET

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

LEGEND

- IRON PIN SET 5/8" REBAR 30' LONG CAPPED C R HARKNESS PL58686
- IRON PIN FOUND 5/8" REBAR UNLESS NOTED
- IRON PIN FOUND CAPPED 5752 GRAVES
- IRON PIN FOUND CAPPED 6623 BASELINE
- IRON PIPE FOUND
- STONE FOUND MARKED (BY OFFSETS)
- RAILROAD SPIKE FOUND
- SURVEY NAIL FOUND
- CALCULATED POINT UNMARKED
- MONUMENT FOUND OUT OF POSITION NOT USED
- LAND HOOK

situated in the State of Ohio, County of Muskingum, Township of Adams:

SURVEY 1
being part of Sections 13 and 18, Township 3, Range 6, of the US Military District, further being part of the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2568, Page 616** of said county's deed records, and further being part of **Muskingum County Auditor's Parcel Number 02-50-18-00-00**.

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 Numbers 02-50-13-10-000 & 02-50-18-07-000.

SURVEY 2
being part of Sections 13, Township 3, Range 6, of the US Military District, further being part of the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2568, Page 616** of said county's deed records, and further being part of **Muskingum County Auditor's Parcel Number 02-50-18-00-00**.

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 02-50-13-07-000.

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax and GIS Maps and OGRIP (Orthophotos of the area, USGS Topo Map of the area "Conesville" dated 1908.
Note #1- META Data, State Plane Coordinates Ohio South 1983.
Note #1- Realization: 2010.0 Epoch, GEOID11, GRS1980, Grid to Ground Scale Factor for surveyed, portions of Sections 13 and 18- 1.00000247321559.
Note #2- The Southeast corner of Quarter Township 2 and the corner of the Northeast and Southeast Quarters of Section 13 appear to have been established separately resulting in an offset between normally expected corners. Occupation of more than 100 years and survey information consistent with offset corners. Original Government Notes and Plat for Township 3, Range 6 portions: Partial Section 13-45 on Lots 25 and 26. Subsequent deeds reference Quarter Sections.
Note #3- Area Located Northwest of Edgemoore Road in the Northeast Quarter of Section 13 is not described in the current McCarty deed reference as surveyed by Jerry Gamble PL5 5757 of the Official Book Equities property dated 6/1/1981. The Gamble survey includes a portion of the 20 foot strip of Section 13. The Gamble survey also reserves an easement for the grantors property and North of the now McCarty property. The Gamble survey does not represent the shape or size of the Second Parcel described in the Kenneth Robert Mayle and Sandra Sue Mayle Deed Volume 638, Page 256. The area includes the Adams Township Trustee's property recorded on Book 64, Page 543, and has been used long term by the Adams Township Trustees for equipment, material storage and, buildings. Access to properties West and Northwest of the parcel is by way of the easement.
Note #4- Survey 1 contains 0.08 Acres in Section 13 and 0.15 Acres in Section 18 for a total of .23 Acres.
Note #5- Surveys 1 & 2 overlap certain adjoinee deed descriptions and will not increase adjoinee parcel acreage.

This plat was drawn by the R. Harkness Surveying & Mapping, Inc. in accordance with Chapter 4763.07 of the Administrative Code, and is intended to be used for the legal transfer of the parcel shown and does not constitute any warranty or representation of record, unless otherwise specifically indicated.

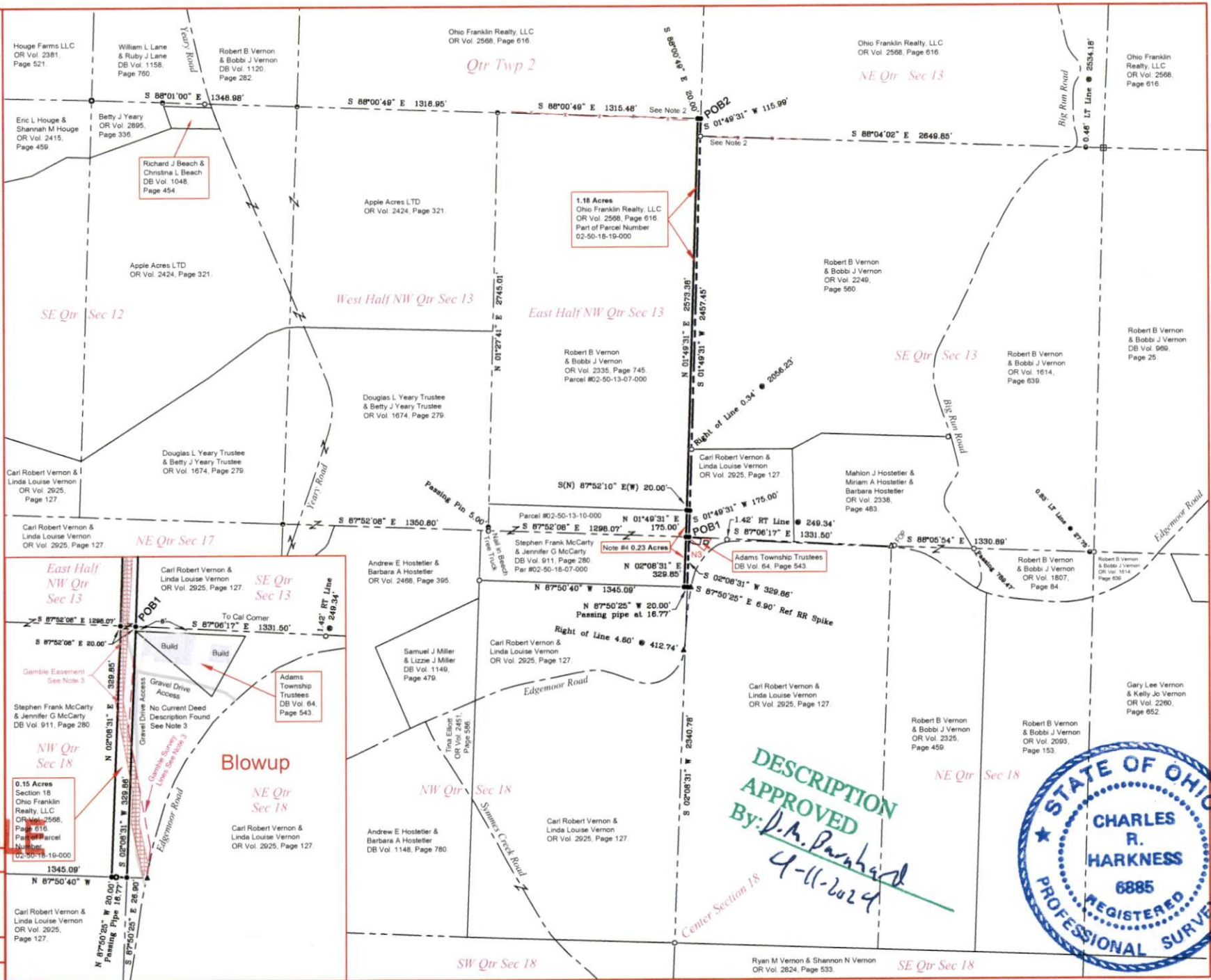
NOT A RECORD

Survey For: **Ohio Franklin Realty LLC**

Member
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Member
NSPS
Since 2014

Survey Date: March 29, 2024 Drawn: March 29, 2024

Sheet #20 Foot Strip Sec 13 & 18



DESCRIPTION
APPROVED
By: *D. M. Partridge*
4-11-2024

