Reduced copy, not to scale. Larger copy available in the Muskingum County Engineer's Map Dept.

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 PLS6885
- IRON PIN FOUND 5/8" REBAR UNLESS NOTED
- IRON PIN FOUND CAPPED 5792 GRAVES
- IRON PIN FOUND CAPPED 6923 BASELINE
- IRON PIPE FOUND
- STONE FOUND MARKED (BY OFFSETS)
- RAILROAD SPIKE FOUND
- SURVEY NAIL FOUND
- CALCULATED POINT UNMARKED
- FOP 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 02-50-18-19-000**:

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 Section 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 02-50-18-19-000**:

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,
2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed portions of Sections 13 and 18- 1.0000247342159.

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 are consistent with offset corners. Original Government Notes and Plat for Township 3, Range 6 delineates Partial Section 13 as Lots 25 and 26. Subsequent deeds reference Quarter Sections.

Note #3- Area located Northwest of Edgemoore Road in the Northeast Quarter of Section 18 is not described in the current McCarty deed reference as surveyed by Jerry Gamble PLS 5737 of the Blue Rock Equities property dated 6/11/1981. The Gamble survey includes a portion of the 20 foot wide Ohio Franklin Realty, LLC Parcel Number 02-50-18-19-000 and extends into the Southwest Quarter of Section 13. The Gamble survey also reserves an easement for the grantors property located 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 Saundra Sue Mayle Deed Official Volume 638, Page 256. The area includes the Adams Township Trustee's property recorded in Deed 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 crosses the parcel.

#4- Survey 1 contains 0.08 Acres in Section 13 and 0.15 Acres in Section 18 for a total of [illegible] Acres.

#5- Surveys 1 & 2 overlap current adoiner deed descriptions and will not increase adjoiner [illegible] acreage.

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 PLS #6885

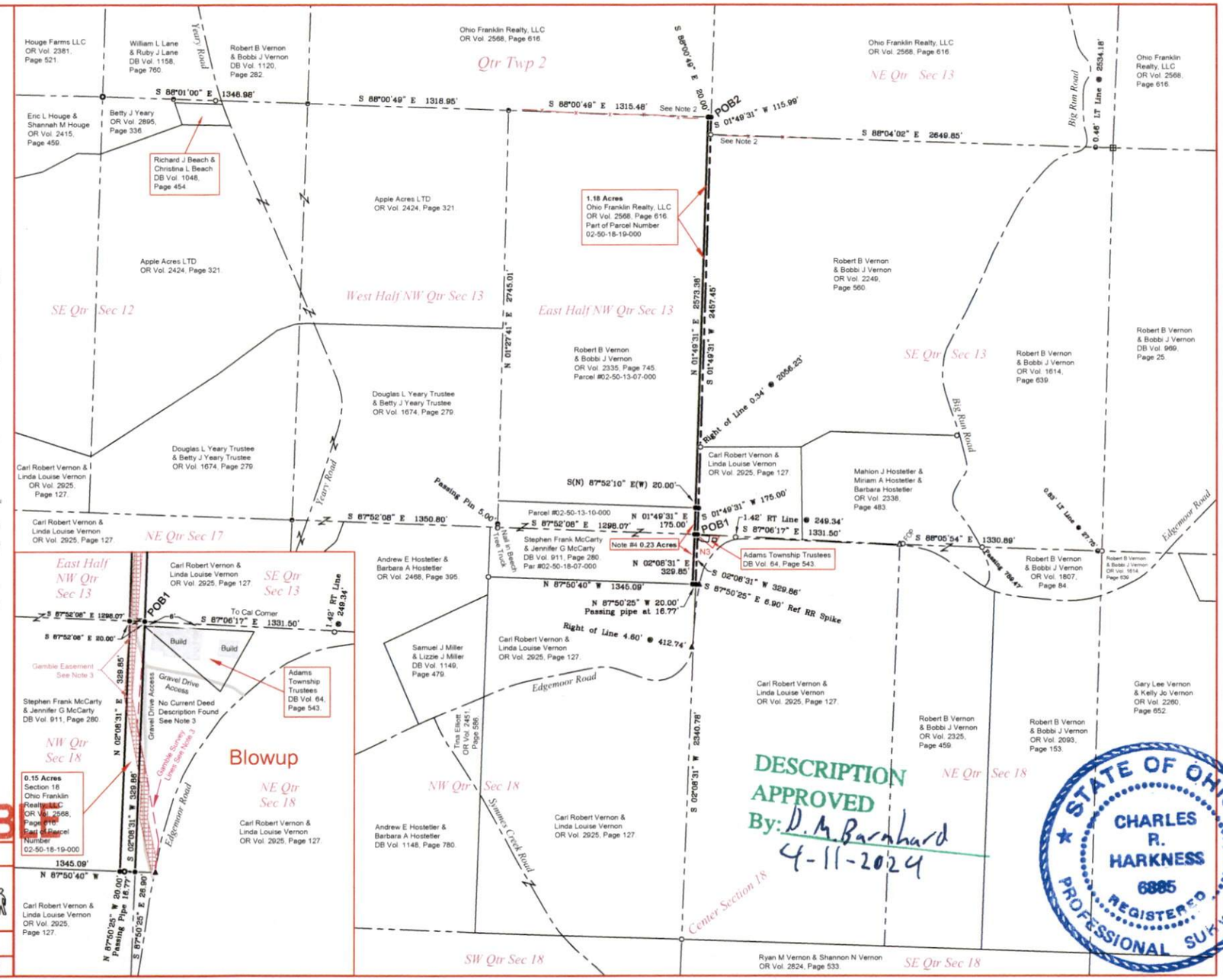
COPY NOT RECORDABLE

Survey For : **Ohio Franklin Realty LLC**

Member
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Starting 1975
Member NSPS Since 2014

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

Job #2820 | Sheet #20 Foot Strip Sec 13 & 18


Qtr Twp 2
SE Qtr Sec 12
West Half NW Qtr Sec 13
East Half NW Qtr Sec 13
NE Qtr Sec 13
SE Qtr Sec 13
NE Qtr Sec 17
East Half NW Qtr Sec 13
SE Qtr Sec 13
NW Qtr Sec 18
NE Qtr Sec 18
NW Qtr Sec 18
NE Qtr Sec 18
SW Qtr Sec 18
SE Qtr Sec 18
Center Section 18
Blowup
POB1
POB2
S 88°01'00" E 1346.98'
S 88°00'49" E 1318.95'
S 88°00'49" E 1315.48'
See Note 2
S 01°49'31" W 115.99'
S 88°04'02" E 2649.85'
S 87°52'08" E 1350.80'
S 87°52'08" E 1298.07'
S 87°06'17" E 1331.50'
S 88°05'54" E 1330.89'
S 02°08'31" W 329.86'
S 87°50'25" E 6.90' Ref RR Spike
N 87°50'40" W 1345.09'
N 87°50'25" W 20.00'
Passing pipe at 16.77'
Right of Line 4.60' @ 412.74'
Right of Line 0.34' @ 2056.23'
S(N) 87°52'10" E(W) 20.00'
Passing Pin 5.00'
1.42' RT Line @ 249.34'
0.45' LT Line @ 2534.18'
0.65' LT Line @ 97.75'
Passing 789.47'
Gamble Easement See Note 3
Gravel Drive Access
No Current Deed Description Found See Note 3
Gamble Survey Line See Note 3
To Cal Corner
Build
Build
Adams Township Trustees DB Vol. 64, Page 543
Adams Township Trustees DB Vol. 64, Page 543
Note #4 0.23 Acres
1.18 Acres Ohio Franklin Realty, LLC OR Vol. 2568, Page 616. Part of Parcel Number 02-50-18-19-000
0.15 Acres Section 18 Ohio Franklin Realty LLC OR Vol. 2568, Page 616 Part of Parcel Number 02-50-18-19-000
Parcel #02-50-13-10-000
Parcel #02-50-13-07-000
Edgemoor Road
Big Run Road
Yeary Road
Summers Creek Road
Ohio Franklin Realty, LLC OR Vol. 2568, Page 616
Apple Acres LTD OR Vol. 2424, Page 321
Robert B Vernon & Bobbi J Vernon OR Vol. 2249, Page 560
Robert B Vernon & Bobbi J Vernon OR Vol. 1614, Page 639
Robert B Vernon & Bobbi J Vernon DB Vol. 969, Page 25
Carl Robert Vernon & Linda Louise Vernon OR Vol. 2925, Page 127
Mahlon J Hostetler & Miriam A Hostetler & Barbara Hostetler OR Vol. 2338, Page 483
Stephen Frank McCarty & Jennifer G McCarty DB Vol. 911, Page 280
Andrew E Hostetler & Barbara A Hostetler OR Vol. 2468, Page 395
Samuel J Miller & Lizzie J Miller DB Vol. 1149, Page 479
Robert B Vernon & Bobbi J Vernon OR Vol. 1807, Page 84
Robert B Vernon & Bobbi J Vernon OR Vol. 2325, Page 459
Robert B Vernon & Bobbi J Vernon OR Vol. 2093, Page 153
Gary Lee Vernon & Kelly Jo Vernon OR Vol. 2260, Page 652
Ryan M Vernon & Shannon N Vernon OR Vol. 2824, Page 533
Tina Elliott OR Vol. 2451, Page 586
Douglas L Yeary Trustee & Betty J Yeary Trustee OR Vol. 1674, Page 279
Eric L Houge & Shannah M Houge OR Vol. 2415, Page 459
Betty J Yeary OR Vol. 2895, Page 336
Richard J Beach & Christina L Beach DB Vol. 1048, Page 454
Houge Farms LLC OR Vol. 2381, Page 521
William L Lane & Ruby J Lane DB Vol. 1158, Page 760
Robert B Vernon & Bobbi J Vernon DB Vol. 1120, Page 282
Carl Robert Vernon & Linda Louise Vernon OR Vol. 2925, Page 127