PLAT - OF - SURVEY

SITUATED IN THE VILLAGE OF FRAZEYSBURG, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #11, QUARTER TOWNSHIP 4, TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE JUDY W. ROGERS PROPERTY OF OFFICIAL RECORD BOOK 2939, PAGE 709. AUDITORS PARCEL #29-50-11-16-000 (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.

S 88°11'14" E 223.45'

A.P. #29-50-11-16-000 (part)

N 87°35'04" W 207.47'

J. Evan Atkinson

& Stacy R. Atkinson Trust

O.R. 2815, Page 398 (0.840 Acre) Auditor's Parcel # 29-63-01-01-000

EVAN ATKINSON

DESCRIPTION

S 9°04'05" v

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

Section Line

O.R. 2939, Page 709 (2.09 Acres)

JOB # A202023PR Judy W. Rogers O.R. 2939, Page 709 (81.16 Acres)

SURVEY FOR:-

4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

1 - DEED REFERENCES AS SHOWN HEREON.

PERTINENT DOCUMENTS and

SOURSES OF DATA USED:

2 - JACKSON TOWNSHIP TAX MAPS.

3 - U.S.G.S. MAPS.

- 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.

	Section #		,				
	•	S 88°11'14" E 993.27'		-0		9	₽-
	N 2°14'50" E 113.60'	WBS Rental Properties O.R. 2547, Page 567 (2.71 Acres)		1°54'41" W 108.32'	Judy W. Rogers O.R. 2939, Page 709 (81.16 Acres) Aud. Par. # 29-50-11-16-000	0°58'20" E	110.70'
Section #12 Section #19	Z	S/W Corner of Section #11 Section #11 Section #20	7	8	P.P.O.B. of 0.55 Acre S 87°35'04" E 225.35'	>	2
						ш	

WBS Rental Properties O.R. 2547, Page 567 (4.68 Acres)

N/E Corner of the

Hunter 1 st. Addition to the Village of Frazeysburg (Plat Bk. 11, Page 56)

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

NOTE:

The 0.55 Acre parcel shown hereon is to be used as an add-on to the J. Evan and Stacy R. Atkinson property of Official Record Book 2815, Page 398.

Adjoiner Statement

This 0.55 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 # 29-63-01-01-000.

ld	LINE TAB Bearing	LE Distance							
10	S 81°26'14" W	105.82'	GRAPHIC SCALE						
L2	N 52°24'34" W	95.54'	1" INCH = 100' FEET						
L3	N 35°48'15" W	194.12'	100,000	esta Sent I	10000				
L4	N 8°44'23" E	74.36'	1000						
L5	N 23°55'27" E	11111,157.04'							
L6	N 87°35'04"W	82.42	0	100	200	300			
	- HILL	Summer of the state of the stat							
	S. PARE	10%	LEGEND						

3284 Township Road #121 NW Somerset, Ohio 43783 Ph: (740) 743-2201

Ohio P.S! # 7231

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

Wayne A. Knisley

Maple Street { 50' Wide } <u>17</u> <u>18</u> **HUNTER 1st ADDITION** (Plat Book 11, Page 56) {50' Wide}

Date: December 17, 2020