

LEGEND

- PIN FOUND 5/8" REBAR
- PIN FOUND CAPPED MCPEEK
- △ POINT UNMARKED
- PIN SET 5/8" REBAR 30" LONG CAPPED C R HARKNESS PLS#6885
- PIN FOUND CAPPED LINN
- PIN SET 3/4" REBAR 36" LONG CAPPED ODNR SURVEY BOUNDARY MARKER PLS #6885
- FOF PIN FOUND OUT OF POSITION NOT USED
- Z LANDHOOK

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

Being part of Section 4, Township 12, Range 11, of the Congress Lands East of the Scioto River, being part of the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2594, Page 344 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 40-20-04-01-000:

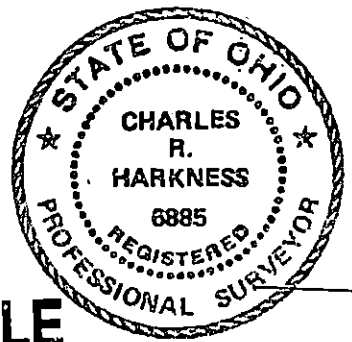
SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Ongoing survey by Charles R Harkness PLS #6885 of the Ohio Franklin Realty, LLC property in the area to date not recorded or filed. All other references are shown or listed.  
Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor For Section 4 1.00008287626132.  
Note #2- Right of way for Big Muskie Drive (State Route 284) is listed as 60 feet and for Tower Road (Township Road 61) is listed as 40 feet and together occupy 0.69 acres of the surveyed parcel.

TIE Calls 7.04 Acre Parcel		
LINE	BEARING	DISTANCE
T1	S 88°52'13" E	116.73'
T2	N 50°44'45" E	355.19'
T3	N 52°32'51" E	170.39'
T4	N 51°08'18" E	158.75'

Perimeter Calls 7.04 Acre Parcel					
CALLS	CHORD BEARING	CHORD	RADIUS	ARC LEN	
1 RT	N 37°33'30" W	93.05'	380.00'	93.28'	
2	N 30°31'34" W	82.10'			
3	N 28°04'18" W	135.99'			
4	N 27°32'12" W	232.91'			
5	N 82°50'02" E	470.94'			
6	S 41°48'05" E	498.09'			
7	S 39°51'11" W	129.69'			
8 RT	S 46°12'48" W	125.72'	567.50'	125.98'	
9	S 62°34'20" W	123.03'			
10 LT	S 45°58'25" W	173.65'	751.80'	174.04'	
11 RT	N 51°17'34" W	108.07'	462.99'	108.31'	

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.



DESCRIPTION APPROVED

By: *[Signature]*

**OFFICE COPY**  
**NOT RECORDABLE**

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
Ohio Franklin Realty, LLC		8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: March 2022		DRAWN: March 2022	
Job Number	Job#2800	Drawing/Sheet	Plat: Tower Parcel-1

Ohio Department of Public Works  
DB Vol. 612, Page 39.

Approved For Transfer  
On-Lot Sewage O.K.  
Date 4-29-22

Zanesville-Muskingum Co  
Health Department

Parcel Number 40-20-04-01-000  
Ohio Franklin Realty LLC  
OR Vol. 2594, Page 344.

Gray Television Group Inc.  
OR Vol. 2450, Page 706  
Benedeck Broadcasting Corp.  
Deed Vol. 824, Page 273

7.04 Acres  
Parcel Number 40-20-04-01-000  
Ohio Franklin Realty LLC  
OR Vol. 2594, Page 344.

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

David H Clawson  
OR Vol. 2899, Page 692.

David H Clawson  
OR Vol. 2909, Page 778.

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

Fee Paid  
Date 5/5/22

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR