

DESCRIPTION

APPROVED

By: *[Signature]* 4/16/2019

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Plat of Survey

Township of Meigs, County of Muskingum, State of Ohio, part Section 16 & Section 17,
Township 12N, Range 11W, of the Congress Lands East of the Scioto River.

Fee Paid

PROPERTY LOCATION

Situated in the Township of Meigs, County of Muskingum, State of Ohio, and being part of
Section 16 & Section 17, Township 12N, Range 11W, of the Congress Lands East of the
Scioto River.

Being a Survey of an 84.89 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded
in O.R. Volume 2834, Page 124, in the Muskingum County Deed Records, and all of Auditor's
P.P.N. 40-40-17-01-001, P.P.N. 40-50-16-01-001, & P.P.N. 40-40-17-01-002.

The bearings of this plat are based on the East line of Section 17, as being N 02°10'53" E,
and is an assumed Meridian used to denote angles only.

ACREAGE BREAKDOWN:

Tract 9 contains 0.181 Acres in Section 16 & 4.820 Acres in Section 17.
Tract 10 contains 1.382 Acres in Section 16 & 4.209 Acres in Section 17.
Tract 11 contains 3.529 Acres in Section 16 & 3.682 Acres in Section 17.
Tract 12 contains 2.906 Acres in Section 16 & 3.120 Acres in Section 17.

LINE TABLE		
No.	Bearing	Distance
L1	N 52°20'44" E	136.99'
L2	N 88°08'50" E	129.93'
L3	N 53°49'41" E	68.81'
L4	S 89°44'10" E	12.91'
L5	S 89°44'10" E	158.22'
L6	S 89°44'10" E	123.52'
L7	S 89°44'10" E	47.61'
L8	S 01°42'02" E	101.70'
L9	S 10°58'46" E	104.72'
L10	S 21°30'42" E	208.23'
L11	S 01°31'21" W	92.00'
L12	N 01°31'21" E	62.11'
L13	N 21°30'42" W	205.86'
L14	S 30°39'03" W	30.86'
L15	S 06°36'25" E	37.27'

CURVE TABLE				
No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	214.81'	450.50'	27°19'12"	N 66°00'20" E 212.78'
C2	125.95'	717.00'	10°03'53"	N 82°40'29" E 125.79'
C3	162.50'	717.00'	12°59'07"	S 85°48'01" E 162.15'
C4	259.00'	1530.34'	09°41'49"	S 84°09'15" E 258.69'
C5	247.25'	338.00'	41°54'42"	N 74°47'01" E 241.77'
C6	160.20'	3874.19'	02°22'09"	N 83°36'15" E 160.19'
C7	333.95'	3874.19'	04°56'20"	N 79°57'00" E 333.84'
C8	10.81'	3874.19'	00°09'35"	N 77°24'03" E 10.81'
C9	201.59'	3874.19'	02°58'53"	N 83°17'53" E 201.57'
C10	303.36'	3874.19'	04°29'11"	N 79°33'51" E 303.29'
C11	273.50'	1302.38'	12°01'56"	S 17°33'53" E 273.00'
C12	35.00'	1302.38'	01°32'23"	S 24°21'03" E 35.00'
C13	90.93'	188.75'	27°36'10"	S 10°45'14" E 90.06'
C14	90.93'	188.75'	27°36'10"	S 16°50'56" W 90.06'
C15	190.27'	292.60'	37°15'32"	S 12°01'19" W 186.94'

Reference Iron Pin Table

No.	Bearing	Distance
a	N 11°50'22" W	32.12'
b	S 76°29'03" E	29.80'
c	N 67°36'04" E	29.59'
d	N 73°20'44" E	23.38'
e	N 60°45'03" E	24.94'
f	S 60°43'59" E	23.03'
g	N 01°20'12" W	26.53'

RELATED DOCUMENTS

2018 Survey of 84.89 Acres by
C.R. Harkness, P.S. #6885.

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770

Buckeye Lake, Ohio 43008
Phone: 740-323-0644
WWW.SURVEYOHIO.COM

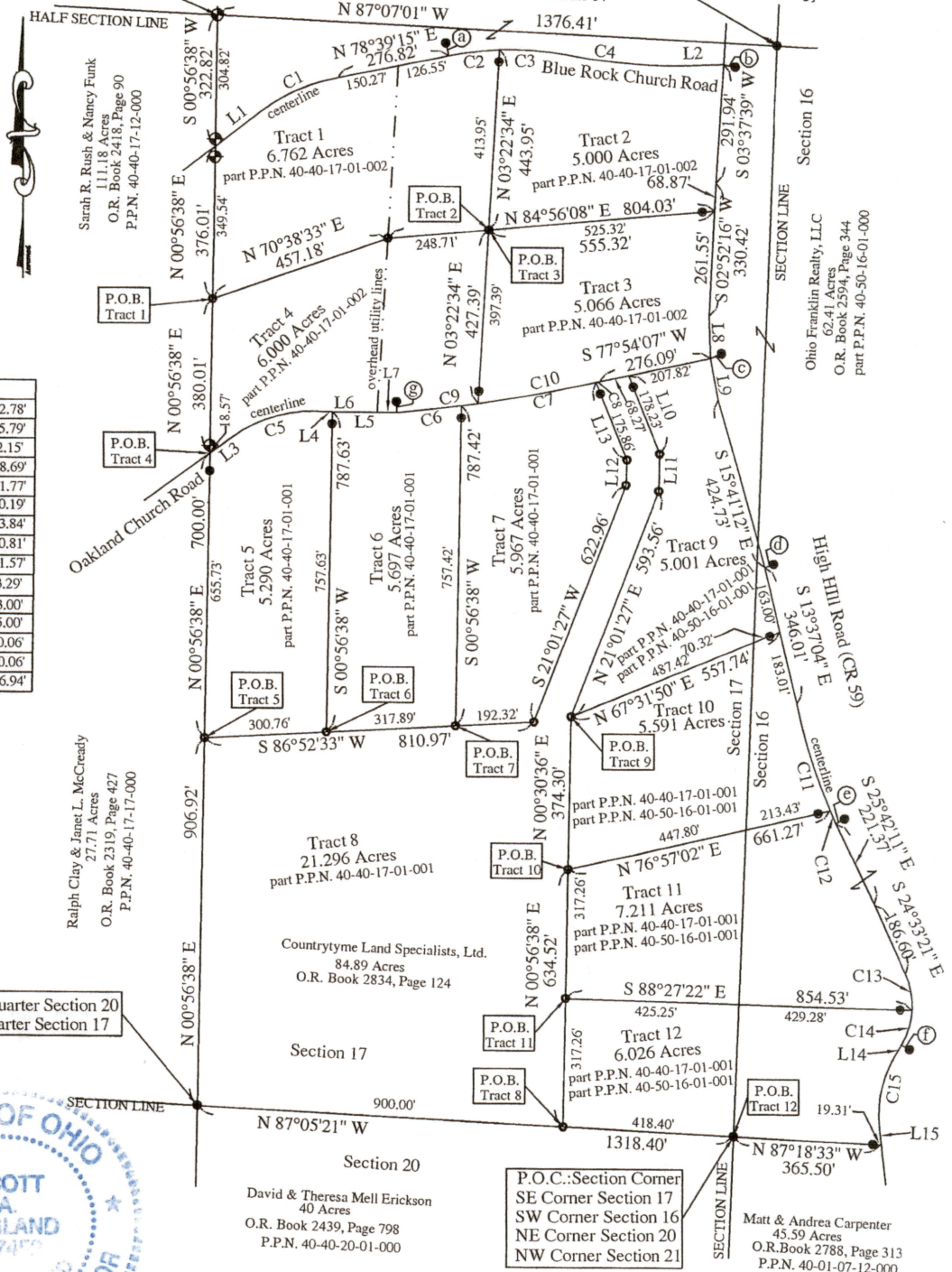
I hereby certify that an actual survey was made of the premises,
and that this plat is correct to the best of my knowledge.

Date *4/22/19* Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

NW Corner NE Quarter SE Quarter Section 17
SW Corner SE Quarter NE Quarter Section 17

Ohio Franklin Realty, LLC
45.59 Acres
O.R. Book 2594, Page 344
P.P.N. 40-40-17-01-000

SW Corner NW Quarter Section 16
SE Corner NE Quarter Section 17
NE Corner SE Quarter Section 17
NW Corner SW Quarter Section 16



NW Corner NE Quarter NE Quarter Section 20
SW Corner SE Quarter SE Quarter Section 17

Countrytyme Land Specialists, Ltd.
84.89 Acres
O.R. Book 2834, Page 124

Ralph Clay & Janet L. McCready
27.71 Acres
O.R. Book 2319, Page 427
P.P.N. 40-40-17-01-000

David & Theresa Mell Erickson
40 Acres
O.R. Book 2439, Page 798
P.P.N. 40-40-20-01-000

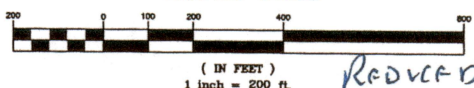
P.O.C.: Section Corner
SE Corner Section 17
SW Corner Section 16
NE Corner Section 20
NW Corner Section 21

Matt & Andrea Carpenter
45.59 Acres
O.R. Book 2788, Page 313
P.P.N. 40-01-07-12-000

NOTE: Right of way width for High Hill Road (CR 59),
Blue Rock Church Road, and Oakland Church
Road, is 40 feet wide.

NW Corner Section 21

GRAPHIC SCALE



LEGEND

- Iron Pin Found
- 5/8" O.D. IRON PIN FOUND w/cap stamped CR Harkness PLS 6885
- 5/8" x 30" long rebar w/red cap stamped "S.A. ENGLAND #7452"
- 5/8" x 30" long rebar w/red cap stamped "S.A. ENGLAND #7452" @ 30.00' from centerline