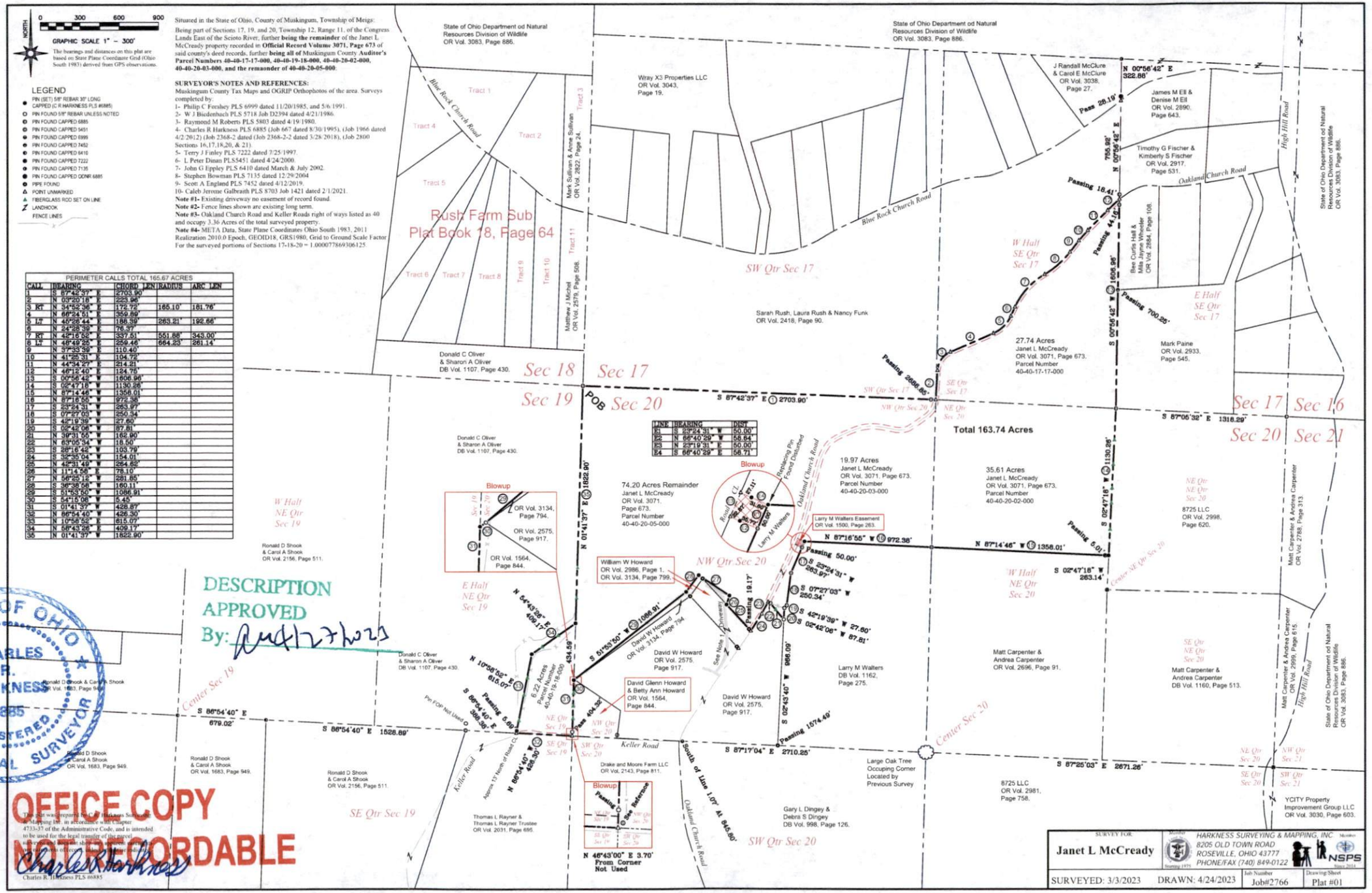
NORTH
0 300 600 900
GRAPHIC SCALE 1" = 300'
The bearings and distances on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.
LEGEND
PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PLS #6885)
PIN FOUND 5/8" REBAR UNLESS NOTED
PIN FOUND CAPPED 6885
PIN FOUND CAPPED 5451
PIN FOUND CAPPED 6999
PIN FOUND CAPPED 7452
PIN FOUND CAPPED 6410
PIN FOUND CAPPED 7222
PIN FOUND CAPPED 7135
PIN FOUND CAPPED ODNR 6885
PIPE FOUND
POINT UNMARKED
FIBERGLASS ROD SET ON LINE
LANDHOOK
FENCE LINES
Situated in the State of Ohio, County of Muskingum, Township of Meigs:
Being part of Sections 17, 19, and 20, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being the remainder of the Janet L McCready property recorded in Official Record Volume 3071, Page 673 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 40-40-17-17-000, 40-40-19-18-000, 40-40-20-02-000, 40-40-20-03-000, and the remaonder of 40-40-20-05-000.
SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area. Surveys completed by:
1- Philip C Forshey PLS 6999 dated 11/20/1985, and 5/6/1991.
2- W J Biedenbach PLS 5718 Job D2394 dated 4/21/1986.
3- Raymond M Roberts PLS 5803 dated 4/19/1980.
4- Charles R Harkness PLS 6885 (Job 667 dated 8/30/1995), (Job 1966 dated 4/2/2012) (Job 2368-2 dated (Job 2368-2-2 dated 3/28/2018), (Job 2800 Sections 16,17,18,20, & 21).
5- Terry J Finley PLS 7222 dated 7/25/1997.
6- L Peter Dinan PLS5451 dated 4/24/2000.
7- John G Eppley PLS 6410 dated March & July 2002.
8- Stephen Bowman PLS 7135 dated 12/29/2004
9- Scott A England PLS 7452 dated 4/12/2019.
10- Caleb Jerome Galbraith PLS 8703 Job 1421 dated 2/1/2021.
Note #1- Existing driveway no easement of record found.
Note #2- Fence lines shown are existing long term.
Note #3- Oakland Church Road and Keller Roads right of ways listed as 40 and occupy 3.36 Acres of the total surveyed property.
Note #4- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For the surveyed portions of Sections 17-18-20 = 1.0000778669306125
PERIMETER CALLS TOTAL 165.67 ACRES
CALL | BEARING | CHORD LEN | RADIUS | ARC LEN
1 | S 87°42'37" E | 2703.90'
2 | N 03°20'18" E | 223.96'
3 RT | N 34°52'36" E | 172.72' | 185.10' | 181.76'
4 | N 66°24'51" E | 359.89'
5 LT | N 45°26'44" E | 188.39' | 263.21' | 192.66'
6 | N 24°28'39" E | 76.37'
7 RT | N 42°16'52" E | 337.51' | 551.88' | 343.00'
8 LT | N 48°49'26" E | 259.46' | 664.23' | 261.14'
9 | N 57°33'39" E | 110.40'
10 | N 41°26'31" E | 104.72'
11 | N 44°34'27" E | 214.21'
12 | N 46°12'40" E | 124.75'
13 | S 00°56'42" W | 1606.96'
14 | S 02°47'16" W | 1130.26'
15 | N 87°14'46" W | 1358.01'
16 | N 87°16'55" W | 972.36'
17 | S 23°24'31" W | 263.97'
18 | S 07°27'03" W | 250.34'
19 | S 42°19'39" W | 27.60'
20 | S 02°42'06" W | 87.81'
21 | N 39°31'55" W | 162.90'
22 | N 63°05'34" W | 18.50'
23 | S 26°16'42" W | 103.79'
24 | S 39°35'04" W | 154.01'
25 | S 42°31'49" W | 284.62'
26 | N 11°14'56" E | 78.10'
27 | N 56°25'12" W | 281.85'
28 | S 36°38'56" W | 160.11'
29 | S 51°53'50" W | 1086.91'
30 | S 54°15'08" W | 5.45'
31 | S 01°41'37" W | 428.87'
32 | N 66°54'40" W | 426.30'
33 | N 10°58'52" E | 615.07'
34 | N 58°43'26" W | 409.17'
35 | N 01°41'37" W | 1622.90'
Rush Farm Sub Plat Book 18, Page 64
State of Ohio Department od Natural Resources Division of Wildlife OR Vol. 3083, Page 886.
Wray X3 Properties LLC OR Vol. 3043, Page 19.
Tract 1
Tract 2
Tract 3
Tract 4
Tract 5
Tract 6
Tract 7
Tract 8
Tract 9
Tract 10
Tract 11
Blue Rock Church Road
Mark Sullivan & Anne Sullivan OR Vol. 2822, Page 24.
Matthew J Michel OR Vol. 2579, Page 508.
Sarah Rush, Laura Rush & Nancy Funk OR Vol. 2418, Page 90.
Donald C Oliver & Sharon A Oliver DB Vol. 1107, Page 430.
SW Qtr Sec 17
W Half SE Qtr Sec 17
E Half SE Qtr Sec 17
Sec 18
Sec 17
Sec 19
Sec 20
Sec 16
Sec 21
POB
S 87°42'37" E 2703.90'
S 87°05'32" E 1316.29'
Total 163.74 Acres
27.74 Acres Janet L McCready OR Vol. 3071, Page 673. Parcel Number 40-40-17-17-000
Mark Paine OR Vol. 2933, Page 545.
J Randall McClure & Carol E McClure OR Vol. 3038, Page 27.
James M Ell & Denise M Ell OR Vol. 2890, Page 643.
Timothy G Fischer & Kimberly S Fischer OR Vol. 2917, Page 531.
Ben Curtis Hall & Melissa J Hall OR Vol. 2384, Page 108.
Oakland Church Road
High Hill Road
N 00°56'42" E 322.86'
Pass 28.19'
755.92'
Passing 18.41'
Passing 44.19'
1606.96'
Passing 700.25'
S 00°56'42" W
Passing 2696.85'
Passing 5.01'
1130.26'
S 02°47'16" W 263.14'
N 87°16'55" W 972.36'
N 87°14'46" W 1358.01'
Passing 50.00'
S 22°24'31" W 263.97'
S 07°27'03" W 250.34'
S 42°19'39" W 27.60'
S 02°42'06" W 87.81'
Passing 19.17'
966.09'
S 02°43'40" W
Passing 1574.49'
S 87°17'04" E 2710.25'
S 87°25'03" E 2671.26'
Line Table
LINE | BEARING | DIST
E1 | S 22°24'31" W | 50.00'
E2 | N 66°40'29" W | 55.84'
E3 | N 23°19'31" W | 50.00'
E4 | S 66°40'29" E | 56.71'
Blowup
Rebarseng Pin Found Disturbed
Road CL
Oakland Church Road
Larry M Walters
Larry M Walters Easement OR Vol. 1500, Page 263.
74.20 Acres Remainder Janet L McCready OR Vol. 3071. Page 673. Parcel Number 40-40-20-05-000
19.97 Acres Janet L McCready OR Vol. 3071. Page 673. Parcel Number 40-40-20-03-000
35.61 Acres Janet L McCready OR Vol. 3071, Page 673. Parcel Number 40-40-20-02-000
8725 LLC OR Vol. 2998, Page 620.
Matt Carpenter & Andrea Carpenter OR Vol. 2788, Page 313.
Matt Carpenter & Andrea Carpenter OR Vol. 2999, Page 615.
Matt Carpenter & Andrea Carpenter OR Vol. 2696, Page 91.
Matt Carpenter & Andrea Carpenter DB Vol. 1160, Page 513.
8725 LLC OR Vol. 2981, Page 758.
YCITY Property Improvement Group LLC OR Vol. 3030, Page 603.
State of Ohio Department od Natural Resources Division of Wildlife OR Vol. 3083, Page 886.
W Half NE Qtr Sec 19
E Half NE Qtr Sec 19
NW Qtr Sec 20
NE Qtr Sec 20
SE Qtr Sec 20
SW Qtr Sec 20
NE Qtr Sec 21
NW Qtr Sec 21
SE Qtr Sec 21
SW Qtr Sec 21
Center Sec 19
Center Sec 20
Center SE Qtr Sec 20
Blowup
OR Vol. 3134, Page 794.
OR Vol. 2575, Page 917.
OR Vol. 1564, Page 844.
William W Howard OR Vol. 2986, Page 1, OR Vol. 3134, Page 799.
David W Howard OR Vol. 3134, Page 794
David W Howard OR Vol. 2575, Page 917.
David Glenn Howard & Betty Ann Howard OR Vol. 1564, Page 844.
Larry M Walters DB Vol. 1162, Page 275.
Seen Note 1 Conveyance
N 64°43'26" E 409.17'
S 51°53'50" W 1086.91'
N 10°58'52" E 615.07'
S 86°54'40" E 308.30'
Pass 404.36'
6.22 Acres Parcel Number 40-40-19-18-000
Pin FOP Not Used
N 86°54'40" W 426.30'
Approx 13' North of Road CL
Keller Road
S 86°54'40" E 679.02'
S 86°54'40" E 1528.89'
Ronald D Shook & Carol A Shook OR Vol. 1683, Page 949.
Ronald D Shook & Carol A Shook OR Vol. 2156, Page 511.
Thomas L Rayner & Thomas L Rayner Trustee OR Vol. 2031, Page 695.
Drake and Moore Farm LLC OR Vol. 2143, Page 811.
Large Oak Tree Occuping Corner Located by Previous Survey
Gary L Dingey & Debra S Dingey DB Vol. 998, Page 126.
South of Line 1.0' At 845.60'
N 46°43'00" E 3.70' From Corner Not Used
See Reference
DESCRIPTION APPROVED
By:
STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED PROFESSIONAL SURVEYOR
OFFICE COPY
NOT RECORDABLE
This plat was prepared for 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 as shown. The monuments noted were found or placed as shown. Bearings are based on Ohio State Plane Coordinate System, South Zone, NAD 1983.
Charles R. Harkness PLS #6885
SURVEY FOR
Janet L McCready
HARKNESS SURVEYING & MAPPING, INC
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Member NSPS
SURVEYED: 3/3/2023
DRAWN: 4/24/2023
Job Number Job#2766
Drawing Sheet Plat #01