

40-80-02-08-000 A

0100200300

GRAPHIC SCALE - FEET

NORTH

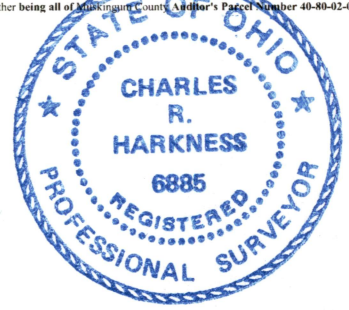
The bearings and distances on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

LEGEND

- IRON PIN FOUND
- △ CALCULATED POINT UNMARKED
- IRON PIPE FOUND
- STONE FOUND NO MARK
- STONE FOUND MARKED
- ⊙ AXLE FOUND
- ▲ CALCULATED SECTION CORNER WITH STATE PLAIN COORDINATES
- ⬢ ALUMINUM MONUMENT SET 2" BREAK OFF CAPPED ODNR SURVEY MARK
- ⬢ CONTROL MONUMENT WITH STATE PLAIN COORDINATES
- ⌒ LAND HOOK
- CONCRETE MONUMENT FOUND
- PIN SET 3/4" REBAR 36" LONG CAPPED ODNR SURVEY BOUNDARY MARKER PLS #6885
- COTTON GIN SPIKE SET
- FOP FOUND OUT OF POSITION NOT USED

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area.
Note #1- Auditor's Parcel and Subdivision Numbers have been combined.
Note #2- Right of way for Big Muskie Drive assumed 60 feet. Right of way plans indicate a varied width. No record of acquiring additional right of way was found.
Note #3- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOD12B, GRS1980, Grid to Ground Scale Factor For Section 27 - 1.00008231257216.

LOTS IN BETZ SUBDIVISION
Situating in the State of Ohio, County of Muskingum, Township of Meigs:
Being all of Lots 1, 2, and 3 of Betz Subdivision recorded in Deed Book Volume 9, Page 467, further 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 all of Muskingum County Auditor's Parcel Number 40-80-02-01-000;
Being all of Lots 7, 8, 9, 10, 11, and 12 of Betz Subdivision recorded in Deed Book Volume 9, Page 467, further 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 all of Muskingum County Auditor's Parcel Number 40-80-02-08-000;



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
Charles R. Harkness PLS #6885

SURVEY FOR: Ohio Franklin Realty LLC

HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

NSPS

Survey Date: June 2019

Drawn: June 2019

Job#2501

Meigs Twp Section 27 Blowup

West Half NW Qtr Sec 27
Ohio Franklin Realty LLC
OR Vol. 2562, Page 273.
Parcel Combining Affidavit
OR Vol. 2850, Page 679.

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DESCRIPTION APPROVED
By: *He 815 hwi9*

0.48 Acres Total
Lots 1 Through 3 of Betz Subdivision
Parcel Number 40-80-02-01-000
Including Platted RW in Big Muskie Drive (State Route 284)

1.03 Acres Total
Lots 7 Through 12 of Betz Subdivision
Parcel Number 40-80-02-08-000
Including Platted RW in Big Muskie Drive (State Route 284)

1.61 Ac
Lytlesburgh Cemetery

ADDITION CALLS FOR LOTS WITHIN BETZ SUBDIVISION

LINE	BEARING	DISTANCE
A	N 04°03'40" W	133.25'
B	N 04°03'40" W	35.51'
C	N 85°56'20" E	199.53'
Passing A-MON	●	25.00'
D	N 04°03'40" W	137.18'
E	S 85°56'20" W	116.03'
Passing A-MON	●	91.03'
F	S 13°31'24" E	1152.07'
G	N 14°56'23" E	1336.32'
Passing Current CL	●	7.19'

Vacated Lots within Meigsville DB 1, Pg 85 By:
Muskingum County Auditor
(Known as Young Hickory)
Vacated Streets & Alleys within Meigsville
Muskingum County Commissioners Resolution Number 19-0797