44-02-03-03-000 A

NORTH

0 200 400 600

GRAPHIC SCALE – FEET

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

LEGEND
- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
- PIN FOUND
- POINT UNMARKED
- STONE FOUND
- LANDHOOK
- CONCRETE MONUMENT FOUND
- AXLE

SURVEY 1
Situated in the State of Ohio, County of Muskingum, Township of Cass:

Being part of Military Lot 22, Quarter Township #3, Township 3, Range 8, of the US Military District, further **being all of** the C & Z Company property recorded as the First Parcel of **Deed Book Volume 444, Page 323,** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 10-30-71-10-000:**

SURVEY 2
Situated in the State of Ohio, County of Muskingum, Township of Muskingum:

Being part of Section 3, Township 2, Range 8, of the US Military District, further **being all of** the C & Z Company property recorded as the Second Parcel of **Deed Book Volume 444, Page 323,** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 44-02-03-03-000**:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and Orthophotos of the area. ODOT Right of Way Plans MUS-77-28.44 dated April 1957. Prior surveys completed by Charles R Harkness is Cass Township (Job 108 dated 3/31/1986) (Job 300 dated 8/4/1989)
Note #1- Field Access between Surveyed Parcels 1 and 2 cross over adjoining Leas and Schben properties. No recorded easement was found. This access has been documented by surveys of the area for over 30 years. An addition access note is recorded on the Richard Max Grave survey of the Leas property dated 12/3/2010 being an Old Oil Feld Drive running along the Northern line of the now Leas property between Fulton Land and the NE corner of Survey Parcel 2.
Note #2- ODOT Right of way plans, monuments and subsequent survey pins found are not consistent. Best fit approach was used to re-establish the plan centerlines.

ML 22 ML 21 Cassland PB 8, Page 75. Lot 10 ML 21 ML 20

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9

Airyview Drive (TR 117)

Frazeysburg Road (SR 60)

Fulton Lane (TR 151)

Lockman Lane (TR 153)

John D Lyons
OR Vol. 2606,
Page 538.

Tyler T Gheen
OR Vol. 2692,
Page 96.

N 02°07'05" E 58.88' Ref Mon
N 02°07'05" E 32.48' Ref Pin
Passing 43.36'
Passing 48.57'
N 69°35'12" E 780.07'
App'gr 406.27'
Curve Rt Chord Bearing N 72°12'32" E 250.72' R=2664.79' A=250.80'
Curve Rt Chord Bear N 49°06'57" E 308.27' R=440.73' A=314.93' Passing Pin A=25.61'
RW See Note 2
Old Centerline
New Centerline
RW See Note 2
N 26°38'41" E 260.53'
7.61 Acres in RW
N 61°16'56" W 31.30' Ref Mon

Ann Marie Marshall ETAL
OR Vol. 1664, Page 448.

Derk E Cullins ETAL
OR Vol. 1584,
Page 116.

Charles E Henderson
& Tracy J Henderson
DB Vol. 1127, Page 149.

Survey-1 54.57 Acres
C & Z Company
First Parcel
DB Vol. 444, Page 323.
Parcel Number 10-30-71-10-000

S 02°07'05" W 1912.83'
1864.26'

Richard W Leas & Judy K Leas
DB Vol. 966, Page 330.

DESCRIPTION
APPROVED
By: [illegible]

Jon M McMahon Trustee &
Donna Jean McMahon Trustee
OR Vol. 2587, Page 833.

Old CL
Curve Rt Chord Bear N 12°12'40" E 283.42' R=496.22' A=287.39'
S 12°45'27" W 1.38' Ref Pin
N 04°03'59" W 159.84'
McIntire Lane (TR 48)
Terry D Blythe
OR Vol. 2475,
Page 443.

ML 23 ML 22 ML 22 ML 21 Township 3 ML 21 ML 20

NW Qtr Sec 4 NE Qtr Sec 4 Township 2 Sec 4 Sec 3 NW Qtr Sec 3 NE Qtr Sec 3

N 87°46'36" W 976.00'
N 87°46'36" W 1652.06'
1518.19'
48.04'
85.85'
Field Access See Note 1
POB1 & 2
Replacing Pin Found Disturbed
S 87°54'44" E 1877.00'
S 87°54'44" E 2649.06'
Field Access See Note 1
25.25'
446.86'
Old Oil Field Drive See Note 1
South of Line 0.45'
North of Line 0.61'
44.89'
280.37'

Tomica & Muskingum
Congregation of Reform
DB Vol. 10, Page 149.

Cemetery

Terry D Blythe
OR Vol. 2475,
Page 448.

Charles W Schaben
& Rebecca Schaben
OR Vol. 2731, Page 89.

Survey-2 45.09 Acres
C & Z Company
Second Parcel, DB Vol. 444, Page 323.
Parcel Number 44-02-03-03-000

N 02°06'28" E 1146.44'
800.76'
S 01°23'14" W 828.01'

Kaci D Cullins
OR Vol. 2324,
Page 282.

Norman M Mast
& Lorene F Mast
OR Vol. 2732,
Page 192.

Disturbed by Tree Growth

0.50' West of Line ● 199.29'
N 87°58'42" W 673.47'
0.40' South of Line ● 677.21'
734.03'
S 77°20'02" W 1255.41'
521.36'

Scott Brocklehurst &
Teresa A Brocklehurst
OR Vol. 2200, Page 861.

Richard E Cullins
& Kaci D Cullins
OR Vol. 2147, Page 392.

Richard E
Cullins &
Kaci D Cullins
OR Vol. 2751,
Page 886.

STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED
PROFESSIONAL SURVEYOR

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 or encroachments of record unless otherwise indicated.

Charles R. Harkness PLS #6885

NOT A COPY
NOT RECORDABLE

SURVEYOR:
C & Z Company

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

NSPS

SURVEYED: 5/28/19	DRAWN: 5/30/19	Job Number Job#2564-3	Drawing/Sheet Plat #01