

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

LEGEND

- IRON PIN SET 5/8" REBAR 30" LONG CAPPED C R HARKNESS PLS6885
- IRON PIN FOUND CAPPED 7113 LINN
- IRON PIN FOUND 5/8" REBAR UNLESS NOTED
- △ CALCULATED POINT UNMARKED
- ⊙ IRON PIN FOUND CAPPED 6885 HARKNESS
- ⊙ IRON PIN FOUND CAPPED 5410 DANIELS
- LAND HOOK

Roseville Village Park Divisions

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

Being part of Sections 29, 30, 31, and 32, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Village of Roseville property recorded in **Deed Book Volume 746, Page 223** of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 47-82-31-01-000 and all of Parcel Number 47-82-31-01-001:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. Surveys on file for surrounding properties. Perimeter of the Village of Roseville and common line with Ohio Franklin Realty, LLC were considered calculated/paper surveys.

Note #1- Survey by Tim Linn of Marvin A Miller and Freda Miller property considered an original survey, with pins found held.

Note #2- See prior Village of Roseville Deed Book 746, Page 223 for restrictions applied to now Muskingum County Auditor's Parcels.

Note #3- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed portions of Sections 29, 30, 31 and 32 - 1.00007153698975.

ACREAGE BREAKDOWN

Parcel #	47-82-31-01-000	47-82-31-01-001
Section 29	62.70 Acres	0
Section 30	36.98 Acres	0
Section 31	68.26 Acres	1.54 Acres
Section 32	111.78 Acres	48.97 Acres

279.72 Acres 50.51 Acres

330.23 Acres Total

DESCRIPTION

APPROVED

By: *D.M. Barnhard*
4-24-2024

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.

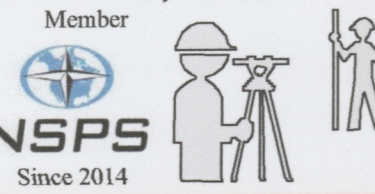
OFFICE COPY

NOT RECORDED
Charles R. Harkness PLS #6885



Survey For: **Village of Roseville**

Member
HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Starting 1975



Survey Date: March 28, 2024 Drawn: March 30, 2024

Job# 2862 Sheet # Village Park Sale

PERIMETER CALLS						
CALL	BEARING	CHORD LEN	C-DIR	RADIUS	ARC LEN	
1	S 26°12'13" W	97.22				
2	S 47°06'37" E	657.01				
3	N 88°54'36" E	743.33				
4	S 04°10'28" W	413.56				
5	S 02°28'35" W	221.57	LEFT	3741.00'	221.60'	
6	S 14°17'25" E	206.96	LEFT	398.00'	209.37'	
7	S 29°21'36" E	178.67				
8	S 19°35'21" E	198.90	RIGHT	586.00'	199.87'	
9	S 84°19'45" W	25.56				
10	S 66°24'25" W	78.43				
11	S 46°14'10" W	111.31				
12	S 43°28'57" W	62.31				
13	S 28°38'41" W	89.63				
14	S 37°39'57" W	148.06				
15	S 17°58'51" W	111.58				
16	S 43°30'47" W	43.68				
17	S 63°09'49" W	434.32				
18	S 26°50'46" E	550.11				
19	S 63°09'02" W	925.18				
20	N 26°51'22" W	549.90				
21	S 63°12'45" W	123.04				
22	N 29°39'58" W	47.67				
23	N 65°15'51" W	185.63				
24	N 59°30'16" W	117.20				
25	N 76°34'00" W	103.92				
26	N 77°58'11" W	100.40				
27	N 66°48'38" W	125.66				
28	N 68°06'55" W	10.22				
29	N 48°04'50" W	127.92				
30	N 67°35'45" W	185.99				
31	N 81°20'36" W	84.86				
32	N 58°13'38" W	124.09				
33	N 44°30'14" W	140.40				
34	N 43°31'34" W	162.03				
35	N 50°46'03" W	180.99				
36	N 36°36'01" W	160.06				
37	N 14°54'02" E	76.24				
38	N 41°25'54" W	108.57				
39	N 81°42'31" W	64.43				
40	S 68°50'09" W	56.77				
41	N 77°18'02" W	133.04				
42	N 45°07'02" W	164.53				
43	N 43°53'48" W	128.42				
44	N 03°15'14" W	80.95				
45	N 40°02'42" W	110.97				
46	N 51°39'29" W	148.91				
47	N 44°36'42" W	99.46				
48	S 59°54'25" W	94.05				
49	N 65°58'02" W	152.11				
50	N 67°13'40" W	89.51				
51	N 74°43'18" W	141.32				
52	N 75°50'00" W	38.44				
53	N 02°58'25" W	90.78				
54	N 56°58'02" W	69.05				
55	N 33°37'58" W	75.25				
56	N 63°22'33" W	62.10				
57	N 01°18'55" E	71.75				
58	N 26°07'20" W	70.25				
59	N 42°11'56" W	46.48				
60	S 63°44'22" W	72.82				
61	N 84°10'36" W	82.38				
62	N 85°47'25" W	135.65				
63	S 67°44'25" W	137.58				
64	S 89°51'28" W	89.05				
65	N 02°59'04" W	122.62				
66	N 48°48'35" E	47.02				
67	N 25°05'46" W	70.76				
68	N 70°23'13" E	129.26				
69	N 02°50'45" W	75.93				
70	N 61°08'37" E	102.95				
71	S 84°46'49" E	424.41				
72	N 42°29'17" W	430.82				
73	N 43°45'08" W	157.76				
74	N 09°34'07" E	141.94				
75	N 46°01'47" E	244.05				
76	N 22°28'17" E	255.41				
77	S 84°40'55" E	377.53				
78	N 67°28'32" E	82.41				
79	S 84°05'01" E	90.12				
80	N 67°48'39" E	224.37				
81	N 65°27'54" E	228.89				
82	N 16°48'59" E	357.48				
83	N 32°18'26" E	203.07				
84	N 76°47'16" E	123.62				
85	N 78°19'12" E	181.93				
86	N 31°59'52" E	272.06				
87	N 50°46'07" E	102.10				
88	N 63°55'26" E	120.46				
89	N 82°33'56" E	101.00				
90	N 83°45'45" E	100.66				
91	S 88°13'21" E	80.56				
92	S 63°51'20" E	287.14				
93	N 33°35'09" E	11.10				
94	S 60°19'19" E	78.81	LEFT	578.25'	78.87'	
95	S 71°04'38" E	264.21	LEFT	1108.00'	264.84'	
96	S 77°55'30" E	179.30				
97	S 79°36'46" E	113.16				
98	S 81°35'15" E	117.54				
99	S 83°37'29" E	104.04				
100	S 88°02'52" E	108.15	LEFT	763.00'	108.24'	
101	N 76°13'31" E	372.77	LEFT	922.00'	375.36'	
102	N 61°23'32" E	72.56	LEFT	656.00'	72.60'	
103	N 58°13'18" E	114.04				
104	N 78°53'15" E	237.51	RIGHT	336.50'	242.74'	
105	S 80°26'49" E	102.96				
106	S 79°20'47" E	17.67	RIGHT	460.00'	17.67'	
107	S 26°12'13" W	1765.85				

SW Qtr
Sec 30

East 1/2
Sec 30

Marvin A Miller & Freda Miller
OR Vol. 3092, Page 359.

36.98 Acres Sec 30
Village of Roseville
DB Vol. 746, Page 223.
47-82-31-01-000

68.26 Acres Sec 31
Village of Roseville
DB Vol. 746, Page 223.
47-82-31-01-000

East 1/2
Sec 31

Ohio Franklin Realty, LLC
OR Vol. 2568, Page 853.

Sec 29

Blowup

Fultonrose Road

County Road 88
0.85 Acres In RW

279.72 Acres Total
Part of Parcel Number
47-82-31-01-000

40.01 Acres
Village of Roseville
DB Vol. 746, Page 223.
Part of Parcel Number
47-82-31-01-000

Total
330.23
Acres

Sec 32

Village of Roseville
DB Vol. 746, Page 223.
Parcel Number
47-82-31-01-000

1.54 Acres Sec 31
48.97 Acres Sec 32
50.51 Acres Total
Village of Roseville
DB Vol. 746, Page 223.
Parcel Number
47-82-31-01-001

Ohio Franklin Realty, LLC
OR Vol. 2568, Page 853.

Charles J Sode &
Christine L Sode
OR Vol. 2575,
Page 871.

SE Qtr
Sec 32