86-31-01-15-002 B PARCEL SURVEY CALLS **LEGEND** LENGTH RADIUS ARC LEN BEARING 200 100 300 S 84°15'07" W 62.26' 5/8 INCH REBAR 30" SET CAPPED IRON PIPE FOUND N 68°37'39" W 138.33' REBAR FOUND C R HARKNESS PLS 6885 N 65°29'47" W 65.00' GRAPHIC SCALE - FEET LAND HOOK COTTON GIN SPIKE (SET) N 20°19'37" E 69.86 250.00' 50.08' The bearings on this plat are based on State 5 RT N 26°03'55" E 50.00' △ UNMARKED CALCULATED POINT S 67°44'57" E 53.25' Plane Coordinate Grid (Ohio South 1983) Court 134.85' 76.73' N 89°09'31" E 75.70' derived from GPS observations. N 83°36'16" E 62.03' 166.13' 62.39' DESCRIPTION S 05°44'53" E 67.35 Situated in the State of Ohio, County of Muskingum, City of Zanesville: S 05°44'53" E 102.92' D Being part of Lot 1 of Heritage Hills Plat 1, recorded in Plat Book 13, Page 46, further being part of the Ray Thomas Lumbertown Inc. property recorded in Deed Book Volume 930, Page 271 and all of the Ray Colony Drive Thomas Lumbertown Inc. property recorded in Official Record Volume 2955, Page 760 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 86-31-01-15-000, and all of Parcel Number 86-32-01-01-018: (Commencing Colony Ridge Condominium APPROVED BY CITY PLANNING COMMISSION SURVEYOR'S NOTES AND REFERENCES: Association ZANESVILLE, OHIO: DB Vol. 1045, Page 446. Muskingum County Tax Maps and Orthophotos of the area. NO PLAT REQUIRED R1- Property Reference MDY Partnership OR Vol. 1698, Page 211. Colony Ridge Condominiums Colony At Colony North PB 16, Page 44. Cliffhanger R2- Property Reference MDY Partnership OR Vol. 2955, Page 766. R3- Property Reference Ray Thomas Lumbertown, Inc. OR Vol. 2955, Page 760 All of Parcel Number 86-32-01-01-018. R4- Property Reference Ray Thomas Lumbertown, Inc. DB Vol. 930, Page 271 Part of Parcel Number 86-31-01-15-000. Maple **Total** 0.75 (R1) Acres Avenue 72.50,29, 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 (SR 60) and does not show any apparent easements nor 4 easements of record, unless otherwise indicated. 50.00 Ray Thomas Lumbertown Inc. DB Vol. 930, Page 271. Parcel Number 86-31-01-15-000 **EASEMENT CALLS** HARKNESS SURVEYING & MAPPING. INC. LINE BEARING DISTANCE 8205 OLD TOWN ROAD N 80°47'39" W 142.35' The Thomas Company ROSEVILLE, OHIO 43777 N 65°29'47" W 63.63 Cliffhanger Properties LLC PHONE/FAX (740) 849-0122 N 20°19'37" E 30.08 OR Vol. 1851, Page 752. Job Number Drawing/Sheet S 65°29'47" E 65.00 UPDATED: 11/24/20 SURVEYED: 11/30/18 S 68°37'39" E 138.33 Job#2537 Plat #01