

17-15-0107-001 B

DESCRIPTION

APPROVED

By: *Wayne A. Knisley*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/14/19
Date

Fee Paid

PLAT OF SURVEY of a "3.00 Acres" {split}

BEING A PART OF A 8.24 ACRES +/- TRACT IN BANK LOT #17, IN QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 8 WEST, UNITED STATES MILITARY DISTRICT, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF DAVID HOWARD MURRAY OF OFFICIAL RECORD BOOK 2797, PAGE 220 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL #17-15-01-07-000.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BANK LOT #17 [AS ESTABLISHED BY CHARLES R. HARKNESS, OHIO P.S. #6885, ON A SURVEY MADE ON 7-30-2008] AS BEING S 2° 53' 55" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- FALLS TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

Barkers Run Road
(a.k.a. County Rd. #407)

Paved Driveway & existing right of way {no specified width} {See "Murray" Deed} O.R. Bk.2797, Pg. 222

L5
L6
barn
shed

Paved Driveway & existing right of way {See "Murray" Deed} O.R. Bk.2797, Pg. 222

Howard W. Stewart, Jr.
& Kelly J. Stewart
O.R. 2183, Page 663
(6.66 acres)
A.P. #17-15-01-08-000

Barkers Run Road
(a.k.a. County Rd. #407)

Beginning, for reference, at an existing axle in the west line of "Township 1" and being a common corner with Bank Lot #17 and Bank Lot #18 and being, approximately, 13.5 feet +/- west of the centerline of "Barkers Run Road"

N 60° 20' 10" E 1466.69'

unmarked point in the approx. C/L of "Barkers Run Road"

Bank Lot #17
Bank Lot #18

David Howard Murray Property
(8.24 acres = A.P.#17-15-01-07-000 = entire)
O.R. 2797, Page 220

3.00 ACRES {split}

A.P. #17-15-01-07-000 (part)
David Howard Murray Property { part }

ADJOINER STATEMENT

This "3.00 acres parcel" is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Said parcel to be combined with a 6.66 acre tract, which is shown as Auditor's Parcel #17-15-01-08-000.

The N/E Corner Of "Stewart" Property and the P.P.O.B. of this, subject, "3.00 Acres"

The S/E Corner Of "Stewart" Property

NOTES:

- 1 - This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, on April 4, 2019.
- 2 - This property is subject to all legal restrictions and easements of record.
- 3 - All distances are measured unless otherwise shown.

LEGEND

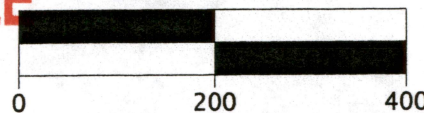
- ⊕ Iron pin set = 5/8" x 30" steel rod with plastic Id. cap labeled "Knisley 7231"
- 5/8" rebar found capped "C R Harkness PLS #6885"
- 3/4" Iron pipe found (no Id.)
- ⊙ Axle found
- ⊠ Concrete monument found

SURVEY FOR:

MURRAY - STEWART

JOB # M201920P

GRAPHIC SCALE
1" INCH = 200' FEET



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Somerset, Ohio 43783
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Cell: (740) 605-0002

Wayne A. Knisley
Ohio P.S. #7231
Date: April 4, 2019

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NOT RECORDED

Dale R. Edwards (177.491 acres)
O.R. 2517, Page 492