



LEGEND

- PIN (SET) 5/8" REBAR CAPPED
(C.R. HARKNESS PLS #6885)
- PIN FOUND
- △ POINT UNMARKED
- PIPE FOUND
- Z LANDHOOK

Double B Ranch, LLC
OR Vol. 2716, Page 824.

By Previous Survey

N 88°04'46" W
230.27'

Karie R Johns &
Timothy M Johns
OR Vol. 2245,
Page 704.

N 88°04'46" W 598.36'

Double B Ranch, LLC
OR Vol. 2716, Page 824.

S 88°04'46" E
190.44'

N 88°04'46" W 467.65'

S 02°10'40" W
1490.90'

By Previous Survey

N 88°02'12" W
796.22'

Commencing
See Note 1

Michael C Young &
Neddena L Young
OR Vol. 1995,
Page 527.

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

Being part of Quarter Township 3, Township 1, Range 8, of the US Military District, **being all of** the Douglas T Gates and Judith A Gates property recorded in **Official Record Volume 1917, Page 934** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Number 17-50-02-06-000**:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.

Note #1- Commencing point and line by previous survey are from a survey completed by Charles R Harkness PLS 6885 of the Double B Ranch LLC property.

Note #2- By parole evidence, pin found was set on line as part of the original division survey. Held for parcel width 240.48 feet to establish point on Miller's East line.

Note #3- Pinecrest Drive (County Road 35) listed right of way 40 feet.

Roy W Smart &
Sharon F Smart
DB Vol. 670,
Page 96.

Douglas T Gates
& Judith A Gates
DB Vol. 1090,
Page 641.

William J Hill Trustee
OR Vol. 2981, Page 921.

Pin Found
Washed out

Capped Linn

Passing 733.82'

Passing 898.29'

Passing 1122.71'

Disturbed Adjacent To Power Pole

Randy B Miller
DB Vol. 1058,
Page 133.

See Note 2

Passing 24.90'

N 86°16'46" W 142.33'

N 85°55'15" W 50.00'

Richard N Quinn
OR Vol. 1731, Page 833.

Double B Ranch, LLC
OR Vol. 2716, Page 824.

Joseph P Hoang
& Jodi R Hoang
OR Vol. 2725,
Page 731.

DESCRIPTION
APPROVED
By: *PL 7/8/2021*

Monroe and Duncans Subdivision DB Vol. "P", Page 519. Lot 16



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

William J Hill
Trustee



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



SURVEYED: July 2021 DRAWN: July 2021 Job#2711 Plat #01