

Adjoiner Survey Split of Donald F. Milner Lands in Harrison Township

Situated in the State of Ohio, County of Muskingum, Township of Harrison, and being part of the Northwest Quarter of Fractional Section 32, Township 12, Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by Donald F. Milner as per Deed Record 1048, Page 529, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Fractional Sectional 32, Township 12, Range 12, Congress Lands East of the Scioto River;

Thence along the section line, South 03 degrees 03 minutes 16 seconds West, 750.64 feet to a point on the north line of lands presently owned by Kristy L. Ritchie, Trustee, (OR 3259-395);

Thence along the north line of said Ritchie lands, North 69 degrees 32 minutes 55 seconds East 432.00 feet to an iron pin found, on the west line of a railroad right of way, and the principal place of beginning, passing an iron pin found at 233.53 feet;

Thence across said right of way, North 69 degrees 32 minutes 55 seconds East, 51.84 feet to an iron pin set on the east line of said right of way;

Thence along the east line of said right of way along a curve to the left with a delta angle of 0 degree 34 minutes 47 seconds, a radius of 2839.92 feet, an arc length of 28.74 feet, and a chord which bears South 36 degrees 12 minutes 31 seconds East, 28.74 feet to an iron pin set on the north line of lands presently owned by Richard Curtis (OR 2985-54);

Thence along the lines of said Curtis lands the following two courses:

- 1.) South 61 degrees 06 minutes 54 seconds West, 3.42 feet to an iron pin found, on the northwest corner of said Curtis lands;
- 2.) South 36 degrees 51 minutes 25 seconds East, 107.35 feet to an iron pin found on the north line of said Ritchie lands;

Thence along the north line of said Ritchie lands, South 61 degrees 03 minutes 30 seconds West, 46.48 feet to an iron pin found, on the west line of said railroad right of way;

Thence along the east line of said right of way the following two courses:

- 1.) North 37 degrees 22 minutes 34 seconds West, 56.54 feet to an iron pin found;
- 2.) Along a curve with a delta angle of 1 degree 43 minutes 53 seconds, a radius of 2889.92 feet, an arc length of 87.32 feet, and a chord which bears North 36 degrees 30 minutes 37 seconds West, 87.32 feet to the principal place of beginning, containing 0.15 acres, more or less, and being part of Auditor's Parcel Number 20-80-31-02-000.

The above described tract 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.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

SITUATED IN:

State of Ohio, County of Muskingum, Township of Harrison, and being part of the Northwest Quarter of Fractional Section 32, Township 12, Range 12, Congress Lands East of the Scioto River

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. Note all distances shown are grid distances.

NW Cor. Frac. Sec. 32
T-12 R-12, C.L.E.S.R.

LEGEND

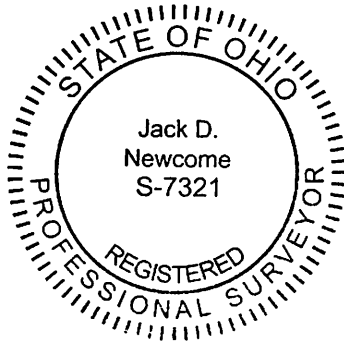
- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 1/2" I.D.
- ⊞ Stone Found

REFERENCES

-All deed Ref. shown on this plat
-www.mceo.org

OFFICE COPY
NOT RECORDABLE

Reg. Surveyor No. 7321



Donald F. Milner
DR 1048-529

Parcel #
20-80-31-02-000

Donald and
Lois Milner
DR 1102-260

Parcel #
20-80-32-08-001

Donald F. Milner
DR 1048-529

Parcel #
20-80-31-02-000

Old River Road
(Co. Rd. 6) R/W 40'
Jennifer Barclay and
Christopher Baker
DR-2251-501

A43.49'
R2839.92'
D0°52'38"

Richard Curtis
OR 2985-54

Parcel #
20-80-31-02-002

N 61°03'30" E
102.27'

Parcel #
20-80-31-02-001

S 03°03'16" W
750.64'

Section 31
Section 32

N 56°50'56" E 472.00'
233.53'

N 69°32'55" E 432.00'(N)

DESCRIPTION
APPROVED

By: *D.A. Barnhardt*
12-16-2025

Note: By deed from Charles Stone to The Zanesville, McConnelsville, and Pomeroy Railroad Co. (Deed Vol. 83 Pg. 72 & 73). Railroad r/w is put in by R/W and Track Map of the Ohio and Little Kanawha Railroad Company Vol. V1231 Pg. 8 and 9 found on the MCEO.org website. Centerline is placed and rotated by found Back Walls over Crow run at STA. 718+62.12 and over Cedar Run at STA. 750+03.2

Subject to a 50' wide Railroad R/W
(CSX Transportaion,
formerly B&O Railroad)
Parcel # 20-26-00-00-900
±0.16 Ac. in RR R/W
See Note

Part of Parcel #
20-80-31-02-000
±0.15 Ac.

Kristy L. Ritchie, Trustee
OR 3259-395
Parcel #
20-80-32-08-000

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.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

P.O.B.

D=2°07'18"
A=107.01'
R=2889.92'
N 34°35'02" W
107.00'

D=1°43'53"
R= 2889.92'
A= 87.32'
N 36°30'37" W
87.32'

D=0°34'47"
A=28.74'
R=2839.92'
S 36°12'31" E
28.74'

D=1°43'53"
R= 2889.92'
A= 87.32'
N 36°30'37" W
87.32'

D=1°43'53"
R= 2889.92'
A= 87.32'
N 36°30'37" W
87.32'

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