GRAPHIC SCALE – FEET

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

- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PLS #6885)
- PIN FOUND 5/8" REBAR UNLESS NOTED
- PIN FOUND CAPPED 6885 HARKNESS
- PIN FOUND CAPPED 7543 SNOUFFER
- STONE FOUND MARKED
- COTTON GIN SPIKE SET
- RAILROAD SPIKE FOUND
- POINT UNMARKED
- MINE BOLT FOUND
- PIPE FOUND
- LANDHOOK
- Fence Lines

Being part of Lot 3 of Culbertson Subdivision of Section 30, and part of the West Half of the Northwest Quarter of Section 31, Township 12, Range 12, of the Congress Lands East of the Scioto River, further being all of the Linda Sue Work property recorded in Official Record Volume 1786, Page 308 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 20-80-30-16-000, 20-80-30-18-000, 20-80-30-20-000, 20-80-30-21-000 and 20-80-31-06-000:

Note #1- Centerline of gravel drive used as access for the Linda Sue Work and Wesley C Van Meter and Carla Ann Van Meter properties. No recorded easement for found.

Note #2- Pin found disturbed at common corner for Lots 2, 3, 4, and 6 position reestablished from Cemetery pins previously found as part of Charles R Harkness PLS 6885 Survey Job 1747 dated 4/11/2009.

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 30 and 31 - 1.00008059672662.

Lot 2

Lot 6

Lot 3

Lot 4

Culbertson Subdivision of Section 30 DB Vol. "S", Page 474 (Renumbered Page 498).

Union Hill Road

Angela K Houle & Debra A Clontz OR Vol. 3128, Page 47.

Victoria L Alexander OR Vol. 2767, Page 470.

232.01' N 87°17'18" W

Found Disturbed See Note #2

Harrison Twp Trustees DB Vol. 542, Page 599. Union Hill Cemetery

N 34°39'07" W 184.95'

217.03' S 43°

201.00' N 86°32'36" W 203.43'

Elli A Bartemes OR Vol. 2710, Page 613.

Victoria L Alexander OR Vol. 2767, Page 470.

Victoria L Alexander OR Vol. 2767, Page 470.

1360.72' S 02°38'45" W

956.07'

Passing 8.12' Daniel L Helsel Trustee & Ina M Helsel Trustee OR Vol. 2185, Page 288.

S 44°33'25" E 304.30'

N 66°06'35" E 101.96'

S 65°11'38" E 144.54'

N 66°06'35" E 66.78'

S 29°23'38" E 269.94'

S 34°43'39" E 169.42'

S 32°48'38" E 144.54'

S 47°23'38" E 192.84'

187.62'

N 44°39'26" E 431.36'

0.51 Acres in Assumed 40' Right of Way

N 44°23'26" E 186.92'

N 45°44'35" E 196.65'

Jesse D Glosser Jr. OR Vol. 2859, Page 4.

Chord Bear N 41°07'33" E 280.72' R=1906.00' A=281.05'

N 64°15'11" W 104.91'

20.84'

84.07'

18.14 Acres Linda Sue Work OR Vol. 1786, Page 308. Parcel Number 20-80-30-21-000

11.81 Acres Linda Sue Work OR Vol. 1786, Page 308. Parcel Number 20-80-30-20-000

CL Gravel Drive See Note

47.36 Acres Sec 30

6.52 Acres Sec 31

Total 53.88 Acres

Victoria L Alexander OR Vol. 2767, Page 32.

Prior Survey By Charles R Harkness PLS 6885 Job #606 dated 9/29/1994 for Phil Uhlin

Twp 10 Range 13 Range 12 Twp 12

Prior Survey By Charles R Harkness PLS 6885 Job #1510 dated 5/22/2006 Derwacter Estate

N 21°45'20" E 284.88'

S 86°37'12" E 398.64'

Passing CL 673.86'

N 87°15'15" W 680.40'

Brian S Anders & Marla J Anders OR Vol. 2041, Page 835.

Union Hill Road

John W Bartgis & Michelle L Bartgis DB Vol. 958, Page 317.

N 03°36'10" E 744.02'

N 68°10'51" W 205.09'

In Tree Root

N 09°52'56" E 307.63'

N 68°10'51" W 85.71'

8.00 Acres Linda Sue Work OR Vol. 1786, Page 308. Parcel Number 20-80-30-16-000

Gravel Drive Used by Van Meter Property

S 04°44'15" E 760.80'

Wesley C Van Meter & Carla Ann Van Meter DB Vol. 1006, Page 25.

N 02°38'45" E 643.33'

9.41 Acres Linda Sue Work OR Vol. 1786, Page 308. Parcel Number 20-80-30-18-000

S 02°38'45" W 506.95'

Prior Survey By Charles R Harkness PLS 6885 Job #1747 dated 4/11/2009 for Cedar Run, Inc.

Cedar Run Inc. OR Vol. 1663, Page 976. Parcel Number 20-80-30-34-000

Dennis Lee Cohen OR Vol. 2413, Page 571.

280.95' N 20°02'37" W

N 20°02'37" W 161.29'

Chance Harris OR Vol. 2991,Page 320.

Sec 30

Sec 11

Sec 31

Sec 14

S 87°15'15" E 838.94'

Passing 62.91'

N 03°36'22" E 80.52'

S 87°15'15" E 363.50'

S 87°15'15" E 894.87'

N 73°50'02" W 478.22'

POB

N 87°15'15" W 112.49'

S 87°15'15" E 152.73'

S 02°30'52" W 812.92'

N 20°02'37" W 787.11'

N 20°02'37" W 902.55'

6.52 Acres Linda Sue Work OR Vol. 1786, Page 308. Parcel Number 20-80-31-06-000

Marvin L Johnson OR Vol. 3095, Page 707.

Jason A Bromley & Sara E Bromley ETAL OR Vol. 2878, Page 305.

Wesley C VanMeter & Caral Ann Van Meter DB Vol. 1006, Page 25.

Prior Survey By Charles R Harkness PLS 6885 Job #1747 dated 4/11/2009 for Cedar Run, Inc.

In or along Creek Bed 12" Pins Set

105.44'

By Previous Survey N 86°18'21" E 694.18'

S 01°41'39" E 701.98'

S 86°18'21" W

Marvin L Johnson OR Vol. 3095, Page 707.

Prior Survey By Charles R Harkness PLS 6885 Job #2575 dated 7/12/2019 for Harley V Coen

Prior Survey By Charles R Harkness PLS 6885 Job #2575 dated 7/12/2019 for Harley V Coen

Prior Survey By Charles R Harkness PLS 6885 Job #168 dated 2/17/1987 for Kenneth Brewer

Cedar Run Inc. DB Vol. 1075, Page 444.

West Half NW Qtr Sec 31

East Half NW Qtr Sec 31

NE Qtr Sec 31

Greta Kay Pyles & Gerald B Pyles Jr. OR Vol. 2629, Page 750.

Range 13 Range 12

Prior Survey By Charles R Harkness PLS 6885 Job #2575 dated 7/12/2019 for Harley V Coen

Sean M Coen & Jessica M Coen OR Vol. 2878, Page 870.

Sean M Coen & Jessica M Coen OR Vol. 2878, Page 870.

Sean M Coen OR Vol. 2538, Page 554.

DESCRIPTION APPROVED By: D.A. Barnhard 6-12-2024

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 RECORDABLE

Charles R. Harkness PLS #6885

STATE OF OHIO CHARLES R HARKNESS 6885 REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR: **Linda Sue Work**

Member National Society of Professional Surveyors Starting 1975

HARKNESS SURVEYING & MAPPING, INC.
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PHONE/FAX (740) 849-0122

Member NSPS Since 2014

SURVEYED: May 21, 2024 DRAWN: May 21, 2024	Job Number Job#2869	Drawing/Sheet Plat #01