

40-90-35-01-000 B
40-90-35-11-000 B

0 300 600 900
GRAPHIC SCALE - FEET

North

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

LEGEND

- IRON PIN FOUND
- △ CALCULATED POINT UNMARKED
- IRON PIPE FOUND
- STONE FOUND NO MARK
- ⊞ STONE FOUND MARKED
- ⊞ AXLE FOUND
- ▲ CALCULATED SECTION CORNER WITH STATE PLAIN COORDINATES
- ⊞ ALUMINUM MONUMENT SET 2" BREAK OFF CAPPED ODNR SURVEY MARK
- ⊞ CONTROL MONUMENT WITH STATE PLAIN COORDINATES
- ⊞ LAND HOOK
- ⊞ CONCRETE MONUMENT FOUND
- ⊞ PIN SET 3/4" REBAR 3/8" LONG CAPPED ODNR SURVEY BOUNDARY MARKER PLS #6885

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area.
Note #1: Auditor's Parcel and Subdivision Numbers have been combined.
Note #2: Centerline for Oak Grove Road (County Road 43) is based on existing pavement, except where noted, with the right of way width listed as 40 feet and occupies 1.50 acre of Survey 1 and 1.40 acres of Survey 2.
Note #3: META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor For Section 35-1: 0.0000401653581.
Note #4: Control Monument GPS 15 disturbed by Heavy Equipment coordinates different than reported previously.

DEED REFERENCES:
R1- Ohio Franklin Realty, LLC OR Vol. 2793, Page 153 and OR Vol. 2793, Page 161.
R2- Curtis E. Driggs OR Vol. 1909, Page 13.
R3- Charles Henry Blosser & Shirley Rhoads Blosser Trustees DB Vol. 1160, Page 278.
R4- Shirley Blosser ETAL DB Vol. 1098, Page 577.
R5- Kenneth Scott Staker & Charlotte Lee Staker OR Vol. 2160, Page 522.
R6- Ohio Franklin Realty, LLC OR Vol. 2793, Page 153.
R7- Charles Henry Blosser & Shirley Rhoads Blosser Trustees DB Vol. 1160, Page 278.
R8- Kenneth Scott Staker & Charlotte Lee Staker OR Vol. 2803, Page 742.
R9- Helen Shaw OR Vol. 2159, Page 623.
R10- Barbara J. Hughes OR Vol. 2794, Page 336.

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

Survey 1
Being part of Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2562, Page 273, and all of Official Record Volume 2793, Page 153, and all of Official Record Volume 2793, Page 161** of said county's deed records, and further being part of Muskingum County Auditor's Parcel Number 40-90-35-01-000.

Survey 2
Being part of Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2562, Page 273** of said county's deed records, and further being all of Muskingum County Auditor's Parcel Number 40-90-35-11-000.

Survey 3 See Job 2500 Blosser 2
Being part of Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2562, Page 273 and all of Official Record Volume 2793, Page 146** of said county's deed records, and further being all of Muskingum County Auditor's Parcel Number 40-90-35-24-000.

This plat was prepared by C.R. Harkness Surveying & Mapping, Inc. in accordance with Chapter 4733-39 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 or encroachments of record unless otherwise indicated.

NOT RECORDBLE

Charles R. Harkness
REGISTERED PROFESSIONAL SURVEYOR
6885

SURVEY FOR: Ohio Franklin Realty LLC

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

Survey Date : Feb 2019 Drawn: April, 2019

Job#2501 Sheet #: Meigs Twp Section 35

