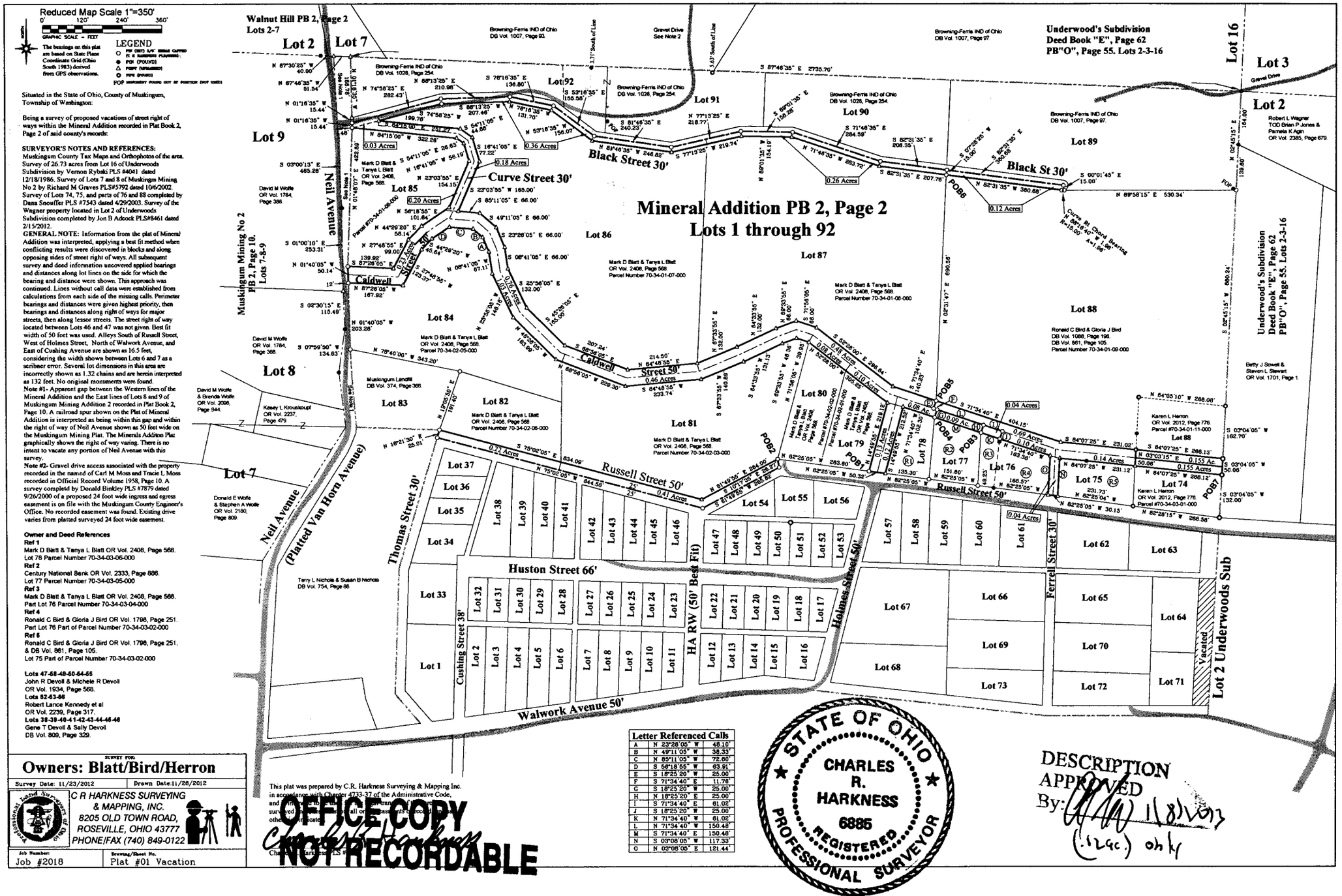
Reduced Map Scale 1"=350'
0' 120' 240' 360'
GRAPHIC SCALE = FEET
LEGEND
The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.
Situated in the State of Ohio, County of Muskingum, Township of Washington:
Being a survey of proposed vacations of street right of ways within the Mineral Addition recorded in Plat Book 2, Page 2 of said county's records:
SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and Orthophotos of the area.
Survey of 26.73 acres from Lot 16 of Underwoods Subdivision by Vernon Rybski PLS #4041 dated 12/18/1986. Survey of Lots 7 and 8 of Muskingm Mining No 2 by Richard M Graves PLS#5792 dated 10/6/2002.
Survey of Lots 74, 75, and parts of 76 and 88 completed by Dana Snouffer PLS #7543 dated 4/29/2003. Survey of the Wagner property located in Lot 2 of Underwoods Subdivision completed by Jon B Adcock PLS#8461 dated 2/15/2012.
GENERAL NOTE: Information from the plat of Mineral Addition was interpreted, applying a best fit method when conflicting results were discovered in blocks and along opposing sides of street right of ways. All subsequent survey and deed information uncovered applied bearings and distances along lot lines on the side for which the bearing and distance were shown. This approach was continued. Lines without call data were established from calculations from each side of the missing calls. Perimeter bearings and distances were given highest priority, then bearings and distances along right of ways for major streets, then along lessor streets. The street right of way located between Lots 46 and 47 was not given. Best fit width of 50 feet was used. Alleys South of Russell Street, West of Holmes Street, North of Walwork Avenue, and East of Cushing Avenue are shown as 16.5 feet, considering the width shown between Lots 6 and 7 as a scribner error. Several lot dimsnons in this area are incorrectly shown as 1.32 chains and are herein interpeted as 132 feet. No original monuments were found.
Note #1- Apparent gap between the Western lines of the Mineral Addition and the East lines of Lots 8 and 9 of Muskingum Mining Addition 2 recorded in Plat Book 2, Page 10. A railroad spur shown on the Plat of Mineral Addition is interpreted as being within this gap and within the right of way of Neil Avenue shown as 50 feet wide on the Muskingum Mining Plat. The Minerals Addition Plat graphically shows the right of way varing. There is no intent to vacate any portion of Neil Avenue with this survey.
Note #2- Gravel drive access associated with the property recorded in the named of Carl M Moss and Tracie L Moss recorded in Official Record Volume 1958, Page 10. A survey completed by Donald Binkley PLS #7879 dated 9/26/2000 of a proposed 24 foot wide ingress and egress easement is on file with the Muskingum County Engineer's Office. No recorded easement was found. Existing drive varies from platted surveyed 24 foot wide easement.
Owner and Deed References
Ref 1
Mark D Blatt & Tanya L Blatt OR Vol. 2408, Page 568.
Lot 78 Parcel Number 70-34-03-06-000
Ref 2
Century National Bank OR Vol. 2333, Page 886.
Lot 77 Parcel Number 70-34-03-05-000
Ref 3
Mark D Blatt & Tanya L Blatt OR Vol. 2408, Page 568.
Part Lot 76 Parcel Number 70-34-03-04-000
Ref 4
Ronald C Bird & Gloria J Bird OR Vol. 1798, Page 251.
Part Lot 76 Part of Parcel Number 70-34-03-02-000
Ref 5
Ronald C Bird & Gloria J Bird OR Vol. 1798, Page 251.
& DB Vol. 861, Page 105.
Lot 75 Part of Parcel Number 70-34-03-02-000
Lots 47-48-49-50-54-55
John R Devoll & Michele R Devoll
OR Vol. 1934, Page 568.
Lots 82-83-86
Robert Lance Kennedy et al
OR Vol. 2239, Page 317.
Lots 38-39-40-41-42-43-44-45-46
Gene T Devoll & Sally Devoll
DB Vol. 809, Page 329.
SURVEY FOR:
Owners: Blatt/Bird/Herron
Survey Date: 11/23/2012
Drawn Date:11/26/2012
C R HARKNESS SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD,
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122
Job Number: Job #2018
Drawing/Sheet No.: Plat #01 Vacation
Walnut Hill PB 2, Page 2
Lots 2-7
Underwood's Subdivision
Deed Book "E", Page 62
PB"O", Page 55. Lots 2-3-16
Mineral Addition PB 2, Page 2
Lots 1 through 92
Muskingum Mining No 2 PB 2, Page 10. Lots 7-8-9
Underwood's Subdivision Deed Book "E", Page 62 PB"O", Page 55. Lots 2-3-16
Neil Avenue
(Platted Van Horn Avenue)
Caldwell Street 50'
Curve Street 30'
Black Street 30'
Black St 30'
Russell Street 50'
Huston Street 66'
Thomas Street 30'
Cushing Street 38'
HA RW (50' Best Fit)
Holmes Street 50'
Ferrell Street 30'
Walwork Avenue 50'
Lot 2 Underwoods Sub
Vacated
Lot 1
Lot 2
Lot 3
Lot 7
Lot 8
Lot 9
Lot 16
Lot 34
Lot 35
Lot 36
Lot 37
Lot 54
Lot 55
Lot 56
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Lot 84
Lot 85
Lot 86
Lot 87
Lot 88
Lot 89
Lot 90
Lot 91
Lot 92
Letter Referenced Calls
A N 23°26'05" W 48.10'
B N 49°11'05" W 36.33'
C N 85°11'05" W 72.00'
D S 56°18'55" W 63.91'
E S 18°25'20" W 25.00'
F S 71°34'40" E 11.76'
G S 18°25'20" W 25.00'
H N 18°25'20" E 25.00'
I S 71°34'40" E 61.02'
J S 18°25'20" W 25.00'
K N 71°34'40" W 61.02'
L N 71°34'40" W 150.48'
M S 71°34'40" E 150.48'
N S 03°08'05" W 117.33'
O N 03°08'05" E 121.44'
STATE OF OHIO
CHARLES R. HARKNESS
6885
REGISTERED PROFESSIONAL SURVEYOR
This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code.
OFFICE COPY
NOT RECORDABLE
DESCRIPTION APPROVED
By: 1/8/2013
(.12ac.) oh