

150 0 150 300 450

GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) as derived from a Solar Observation (Local Hour Angle Method).

- LEGEND**
- ☐ STONE (FOUND) WITH X - ☒
 - CONCRETE MONUMENT (FOUND)
 - ⊗ AXLE (FOUND)
 - IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - ⊕ RAILROAD SPIKE (FOUND)
 - ⊕ PK NAIL (FOUND)
 - △ POINT
 - IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C.R. HARKNESS PLS 6885)

APPROVED FOR CLOSURE

EXEMPT FROM PLANNING COMMISSION

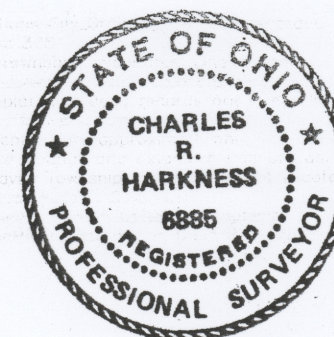
Gregory Joseph ET AL
OR Vol. 2045, Page 544.

DESCRIPTION APPROVED
By: A.C. Swinehart
8-24-2007

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and Township of Wayne:

Being part of the Northwest Quarter of Section #4, and Northeast Quarter of Section #5, Township #12, Range #13, of the Congress Lands East of the Scioto River, further including all of Lots #51, #52, & #53, and portions of vacated alleys as shown on the Plat of East Greenwood Terrace recorded in Plat Book 4, Page 101, also including portions of vacated streets and alleys and non-vacated alleys of the Change and Extension of East Greenwood Terrace recorded in Plat Book 5, Page 51, also including part of Lots #1, #2, and #5 of Best's Subdivision recorded in Plat Book "A-0", Page 57, being all of the United Technologies Automotive property recorded in Deed Book Volume 1003, Page 251, with portions established by Boundary Line Agreement recorded in Deed 1136, Page 800 and known as Muskingum County Auditor's Parcel Numbers 73-03-06-29-000 and 81-60-02-01-000

SURVEYOR'S NOTES & REFERENCES:
Muskingum Co. Tax Maps and Orthophotos of the area. Survey of the United Technologies Automotive, Inc. property completed by Charles R Harkness PLS #6885 (Job #690 dated 3/13/1996).
Note #1- Extension of Southard Ave and connection with alley is presently used by the public and maintained by the City of Zanesville. No recorded easement or dedication was found.
Note #2- Alley Vacations City Ordinance 95-01 recorded in Deed Book Volume 1105, Page 637.
Note #3- Street and Alley Vacations City Ordinance 97-29 recorded in Deed Book Volume 1134, Page 378.
Note #4- Section, Corporation, Township, and Parcel Line is shown as indicated on the Change and Extension Plat of East Greenwood Terrace. Other recorded survey, plat, and deed records are in conflict with this location. No additional effort was taken to resolve the conflict. Acreage and distances shown are approximate only.
Note #5- Alleys being part of the Change and Extension Plat of East Greenwood Terrace located in Wayne Township to date, are not vacated. Area covered by these un-vacated alleys is 0.08 Acres.
Note #6- Boundary Line Agreement between United Technologies - Automotive, Inc. and H & J McMillan recorded in Deed Book Volume 1136, Page 800.



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 property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
NOT RECORDED
Charles R. Harkness PLS #6885

Date

SURVEY FOR:

Grouper LLC

SURVEY DATE: August 13, 2007 DRAWN DATE: August 14, 2007

Sec #4 & #5 TWP:#12 R:#13 WAYNE/ZANESVILLE CO: Muskingum

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JOB NUMBER
JOB #1607

DRAWING / SHEET NUMBER
Plat #03