

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of the South Half, of the Southeast Quarter, of Section #24, Township #11, Range #13, of the Congress Lands East of the Scioto River, being part of the Earl Dunn property recorded in Deed Book Volume 1036, Page 420 of said county's deed records, further being known as Muskingum County Auditor's Parcel Number 08-40-24-30-000;

North 1/2 SE Qtr

EXEMPT FROM PLANNING COMMISSION

20.25 Acres

Earl Dunn
DB Vol. 1036, Page 420.
08-40-24-30-000

South 1/2 SE Qtr

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.

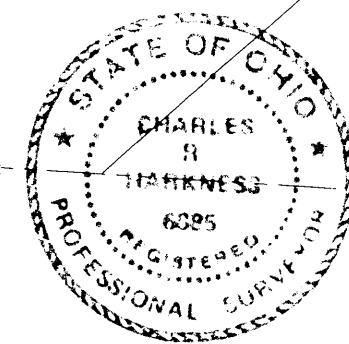
Charles R. Harkness PLS #6885

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- ⊙ PIPE (FOUND)
- ⊗ CONCRETE MONUMENT (FOUND)

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. 3-D TopoQuads by DeLorme (Ohio). Centerline Plat PB 10, Page 53 and Right of Way Plans for SR #555. Railroad Val Maps for the New York Central Railroad V-305 Sheets 15g and 15h.
Deed Ref #1 - Goss Realty Corporation DB Vol. 707, Page 117. (Abandoned New York Central RR)
Deed Ref #2 - Myron Wentworth DB Vol. 1088, Page 68.
Deed Ref #3 - Myron Wentworth OR Vol. 1584, Page 369.
Note #1 - Section corner as shown on several surveys of the area. Possible conflict with long standing occupation line located approximately 20 feet West.
Note #2 - Centerline and right of way for SR #555 and abandoned railroad established from Center Line References Pins for CL Stations 45+00, 55+00 and 65+00.
Note #3 - Non Exclusive 50 ft wide ingress and egress easement Saved From and Granted to the 20.20 acre parcel. See Sheet 2 of 2.



300 0 300 600 900

GRAPHIC SCALE - FEET

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

R & E Welsh
OR Vol. 1813, Page 700.

S 18°10'20"E 1.10'
REF CON-MON

1097.62'

S 86°07'45"E 2582.75'

S 86°07'45"E 1246.03'

REF PIN (SET)

N 02°57'00"E 1365.92'

N 01°47'45"W 69.09'

PASSING 8.37'

POB

S 02°51'20"W 736.64'

A & J Moulton

DB Vol. 1154, Page 951.

D & S Hood

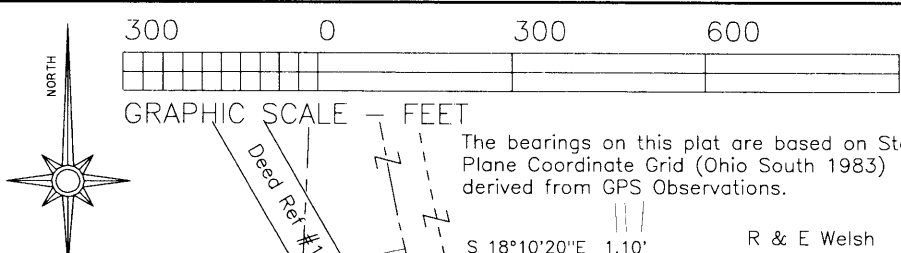
DB Vol. 779, Page 108.

M Gilbert

DB Vol. 777, Page 60.

J & A Moulton

DB Vol. 1121, Page 171.



Approximate Flood Line

Wentworth Dr (CR #555A)

Center Drive (SR #555)

Brush Creek

APPROVED FOR CLOSURE

CURVE #1
CURVE #2
CURVE #3
CURVE #4

SW Qtr Sec #24
SE Qtr Sec #24
NW Qtr Sec #27
NE Qtr Sec #27

Earl Dunn
DB Vol. 1036, Page 420.
08-40-24-30-000

C & L Lankford
DB Vol. 1062, Page 270.

SURVEY FOR:
EARL DUNN ESTATE
SHEET 1 OF 2
SURVEYED: 11/11/2005 DRAWN: 11/11/2005
JOB: #1453 DRAWING: PLAT #04
SEC:#24 TWP:#11 RANGE:#13 TWP:Brush Creek COUNTY:Muskingum STATE:Ohio

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

CURVE	CHORD BEARING	DIST	RADIUS	ARC LEN
CURVE 1	N 73°49'10"E	177.56'	175.00'	186.22'
CURVE 2	N 59°54'45"E	99.86'	175.00'	101.26'
CURVE 3	S 59°54'45"W	114.12'	200.00'	115.73'
CURVE 4	S 73°49'10"W	152.19'	150.00'	159.61'

Sec #24 Sec #23
Sec #27 Sec #28
See Note #1

300 0 300 600 900

GRAPHIC SCALE - FEET

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- PIN (FOUND)
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& REFERENCES:
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South 1/2 SE Qtr

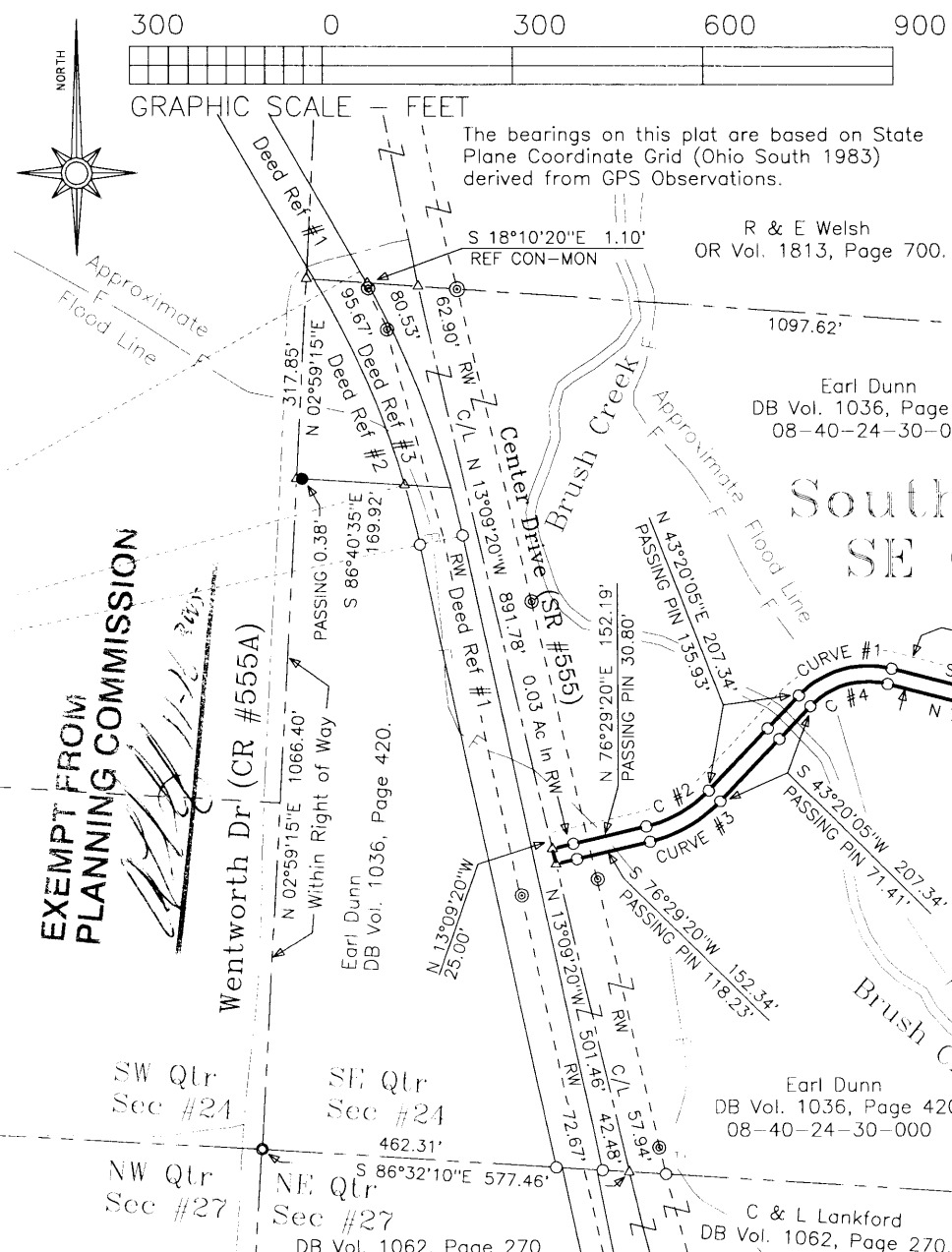
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APPROVED FOR CLOSURE

Charles R. Harkness PLS #6885

20.02 Acres

Earl Dunn
 DB Vol. 1036, Page 420.
 08-40-24-30-000



SURVEY FOR:
EARL DUNN ESTATE
 SHEET 1 OF 2

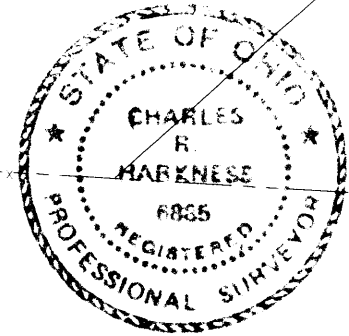
SURVEYED: 11/11/2005 DRAWN: 11/11/2005

SEC.#24 TWP:#11 RANGE:#13 TWP:Brush Creek COUNTY:Muskingum STATE:Ohio

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

JOB: #1453 DRAWING: PLAT #05

CURVE	CHORD BEARING	DIST	RADIUS	ARC LEN
CURVE 1	N 73°49'10"E	152.19'	150.00'	159.61'
CURVE 2	N 59°54'45"E	114.12'	200.00'	115.73'
CURVE 3	S 59°54'45"W	128.39'	225.00'	130.20'
CURVE 4	S 73°49'10"W	126.83'	125.00'	133.01'



Sec #24
 Sec #27
 Sec #28

To Pipe (Found) At Qtr Sec Corner
 N 02°57'00"E 1365.92'
 N 01°47'45"W 69.09'
 PASSING 8.37'
 J & A Moulton
 DB Vol. 1121, Page 171.

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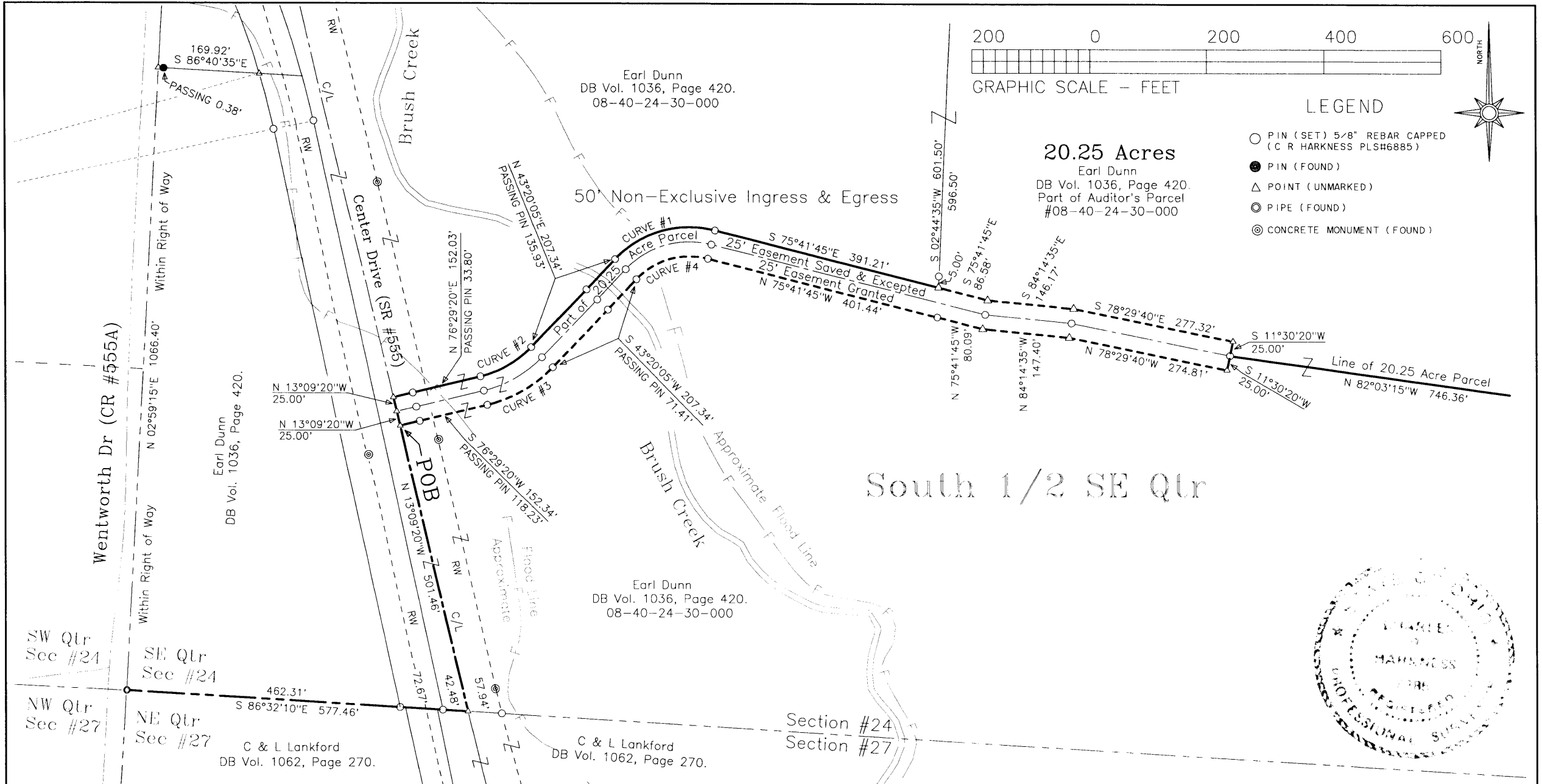
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