

# Maxville Subdivision

Page 1 of 2

Marion Township

N.E. Qtr. Sec. 12

T-15 N, R-17 W

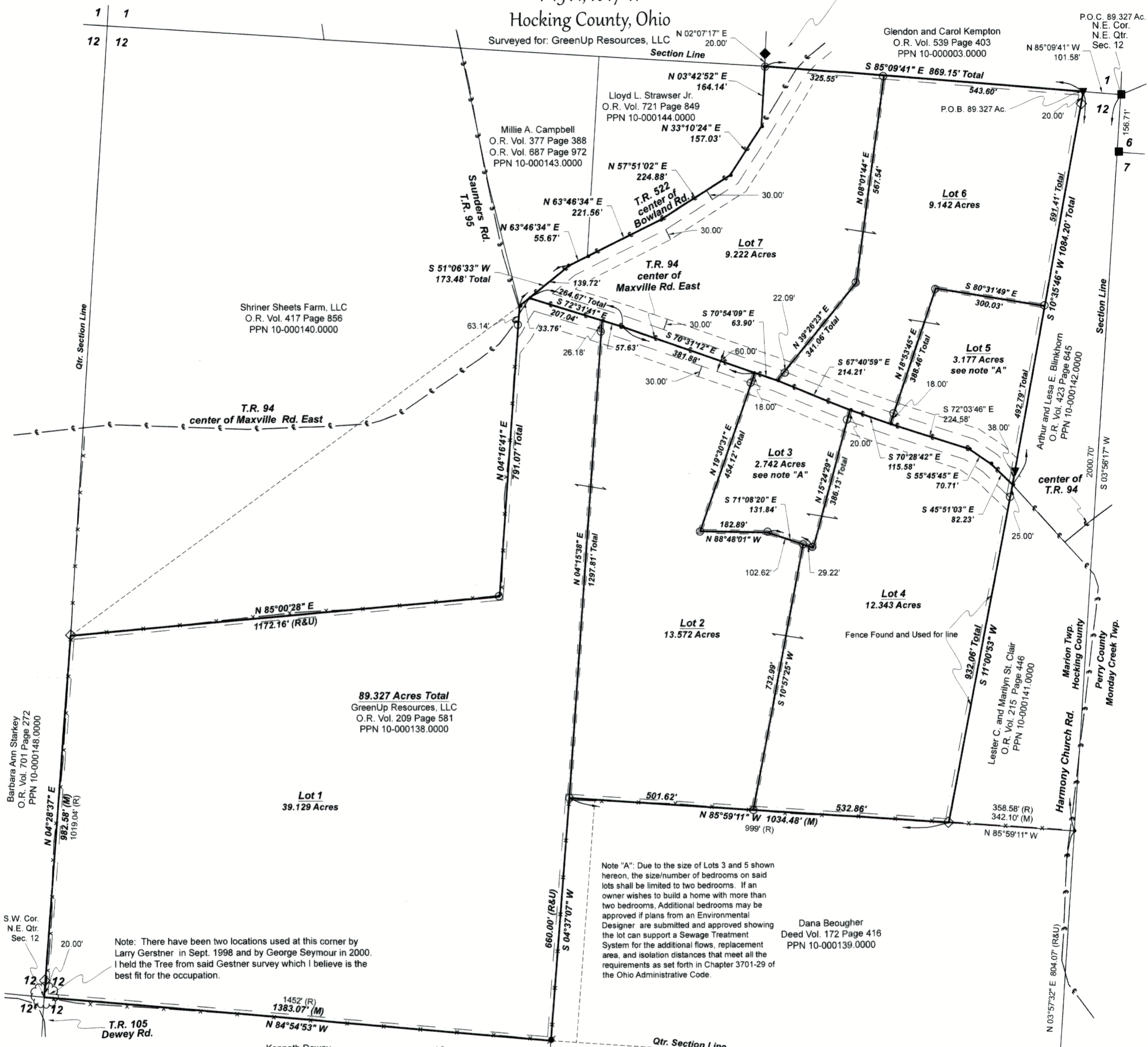
Hocking County, Ohio

Surveyed for: GreenUp Resources, LLC

Ronald B. and Janet L. Myers  
O.R. Vol. 386 Page 186  
PPN 10-000003.0200

Glendon and Carol Kempton  
O.R. Vol. 539 Page 403  
PPN 10-000003.0000

P.O.C. 89.327 Ac.  
N.E. Cor.  
N.E. Qtr.  
Sec. 12



Shriner Sheets Farm, LLC  
O.R. Vol. 417 Page 856  
PPN 10-000140.0000

Millie A. Campbell  
O.R. Vol. 377 Page 388  
O.R. Vol. 687 Page 972  
PPN 10-000143.0000

Lloyd L. Strawser Jr.  
O.R. Vol. 721 Page 849  
PPN 10-000144.0000

P.O.B. 89.327 Ac.

Arthur and Lesa E. Blinkhorn  
O.R. Vol. 423 Page 645  
PPN 10-000142.0000

Lester C. and Marilyn St. Clair  
O.R. Vol. 215 Page 446  
PPN 10-000141.0000

89.327 Acres Total  
GreenUp Resources, LLC  
O.R. Vol. 209 Page 581  
PPN 10-000138.0000

Dana Beougher  
Deed Vol. 172 Page 416  
PPN 10-000139.0000

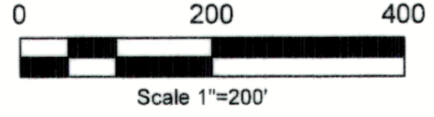
Note: There have been two locations used at this corner by Larry Gerstner in Sept. 1998 and by George Seymour in 2000. I held the Tree from said Gestner survey which I believe is the best fit for the occupation.

Note "A": Due to the size of Lots 3 and 5 shown hereon, the size/number of bedrooms on said lots shall be limited to two bedrooms. If an owner wishes to build a home with more than two bedrooms, Additional bedrooms may be approved if plans from an Environmental Designer are submitted and approved showing the lot can support a Sewage Treatment System for the additional flows, replacement area, and isolation distances that meet all the requirements as set forth in Chapter 3701-29 of the Ohio Administrative Code.



REFERENCES:

- Deeds as shown
- Previous Surveys
- County Tax Maps
- Bearings from Grid North, Ohio State Plane Coordinate System, South Zone, NAD 83.



- Tree Found
- Stone Found
- Pipe Found
- 5/8" Rebar Found
- 5/8" Capped Pin Found "Knisley"
- Bernsten A2BR break off monument 2-3/8" x 3-1/2" with 3-1/4" aluminum cap stamped "SEYMOUR & ASSOC. - 6044" found
- 5/8" Capped Pin Found "Seymour"
- 5/8" Capped Pin Set "Galbraith"
- Point
- Measured
- Record
- Record and Used
- Bernsten A2BR break off monument 3-1/4" x 3-1/2" with 3-1/4" aluminum cap stamped "Galbraith-8703" set.

SURVEYORS STATEMENT

I hereby certify that an actual survey was made under my supervision of the premises shown hereon the 3rd day of February 2022; that the plat is a correct representation of the premises as determined by said survey. All monuments and permanent pins shall be set and completed at the time of the final platting. I further certify that there are no encroachments either way across any boundary line of premises except as shown hereon. Dimension on curves are arc measurements.

Caleb Jerome Galbraith P.S. 8703  
Date: Feb. 3, 2022  
Job ID: 24621  
Pioneer Surveying & Services, LLC.  
5434 Township Road 377  
Millersburg, Ohio 44654  
Phone: 330-231-0497  
Email: caleb@pioneersurveyingandservices.com

- R/W easement
- Building Setback line
- 10' Utility Easement
- 5' Utility Easement

