

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-7**

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

Being part of the Southeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Charlotte Lee Blosser ETAL and Shirley Blosser Life Estate property recorded in **Deed Book Volume 1047, Page 127**, of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 40-90-35-20-002**, and more particularly described as follows;

Commencing at the unmarked common corner for the Northeast and Southeast Quarters of Section 35 and for the Northwest and Southwest Quarters of Section 36 of said Township and Range;

- TIE- THENCE South 01 degrees 32 minutes 01 seconds West 253.00 feet** along the common line for Sections 35 and 36 to the unmarked common corner for said Blosser property and for the Ohio Franklin Realty LLC property recorded in Deed Book Volume 1047, Page 127 and being the place of beginning for the property herein intended to be described;
- #1- THENCE South 01 degrees 32 minutes 01 seconds West 70.68 feet** continuing along said Section line and common line for said Blosser and Ohio Franklin Realty LLC property to an iron pipe (found) at the Northeast corner of the Curtis E Driggs property recorded in Official Record Volume 1909, Page 13;
- #2- THENCE South 74 degrees 49 minutes 01 seconds West 207.23 feet** into the Southeast Quarter of Section 35 and along the common line for said Blosser and Driggs properties to an iron pipe (found) at a common corner for said Blosser, Driggs, and Ohio Franklin Realty LLC properties;
- #4- THENCE North 01 degrees 36 minutes 33 seconds East 144.90 feet** along a common line for said Blosser and Ohio Franklin Realty LLC property to an unmarked point;
- #5- THENCE South 84 degrees 15 minutes 14 seconds East 198.82 feet** continuing along said properties to the place of beginning, **containing 0.49 acres.**

This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 40-90-35-29-000.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 14, 2018 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 any apparent easements nor easements of record, unless otherwise indicated.



**OFFICE COPY
NOT RECORDABLE**

Charles R. Harkness
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: *[Signature]*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Page 1 of 1

4/26/18
Date

Fee Paid



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

SURVEYOR'S NOTES AND REFERENCES:

Morgan County Tax Maps and OGRIP Orthophotos of the area. Section corners shown or referenced are part of the Section Corner Restoration Project being completed in cooperation with AEP and the Morgan County Engineer's Office.
Note #1– META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor Section 35– 1.00008412837843

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.

LEGEND

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

Charles H Blosser &
Shirley R Blosser Trustees
DB Vol. 1160, Page 278.
Par No 40-90-35-20-001

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Being part of Southeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Charlotte Lee Blosser ET AL Shirley Blosser Life Estate property recorded in **Deed Book Volume 1047, Page 127, further being part of Auditor's Parcel Numbers 40-90-35-20-002.**

This parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.
Parcel to be combined with adjacent Auditor's Parcel
Number 40-90-35-29-000.

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-29-000

Kenneth S Staker &
Charlottle L Staker
OR Vol. 2160, Page

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 parcel surveyed and does not show any apparent easements nor easements of record unless otherwise indicated.



of record unless otherwise indicated.

Charles R. Harkness PLS #6885

HARKNESS SURVEYING & MAPPING, INC.

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

SURVEYED: 3/14/18	Job Number Job#2500	Drawing/Sheet Plat Blosser-7
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