

4. North 22 degrees 48' 04" West, a distance of two hundred twenty-six and twenty-eight hundredths (226.28) feet to a point;

5. North 22 degrees 49' 40" West, a distance of three hundred thirty and twenty-one hundredths (330.21) feet to a point on the North line of the said Southwest Quarter and on the South line of the said lands of Columbus & Southern Ohio Electric Co. (677/277), said point being located North 89 degrees 34' 37" East, a distance of two hundred thirty-three and two hundredths (233.02) feet from a 40" sugar maple tree on the said North line of the Southwest Quarter;

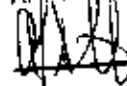
thence, with the said North line of the Southwest Quarter and the said lands of Columbus & Southern Ohio Electric Co. (677/277), North 89 degrees 34' 37" East, a distance of two thousand three hundred seventy-three and seventy-five hundredths (2373.75) feet to the point of beginning, passing the following pins as follows; a 1 1/4" pipe at Station 3.28', said pipe being 8.19' left of line; a 5/8" rebar at Station 736.30', said rebar being 7.80' right of line; and a 5/8" rebar at Station 774.35', said rebar being 9.15' right of line;

The above described tract contains sixty-six and five hundred sixty-five thousandths (66.565) acres, more or less, as surveyed by R. Scott Johnson, Registered Professional Surveyor No. 6791, July 25, 2005.


This description is intended to convey all the lands previously transferred to John R. & Geneva R. Stewart, Trustees (1104/195) (1/4 interest) and to Mary Jane Stewart-Griffin & Larry A. Griffin, Trustees (1131/671 & 1150/558) (3/4 interest). (Parcel No. 42-20-03-12)

**OFFICE COPY  
NOT RECORDABLE**

APPROVED FOR CLOSURE

 11-21-2005

EXEMPT FROM  
PLANNING COMMISSION

 11-21-2005

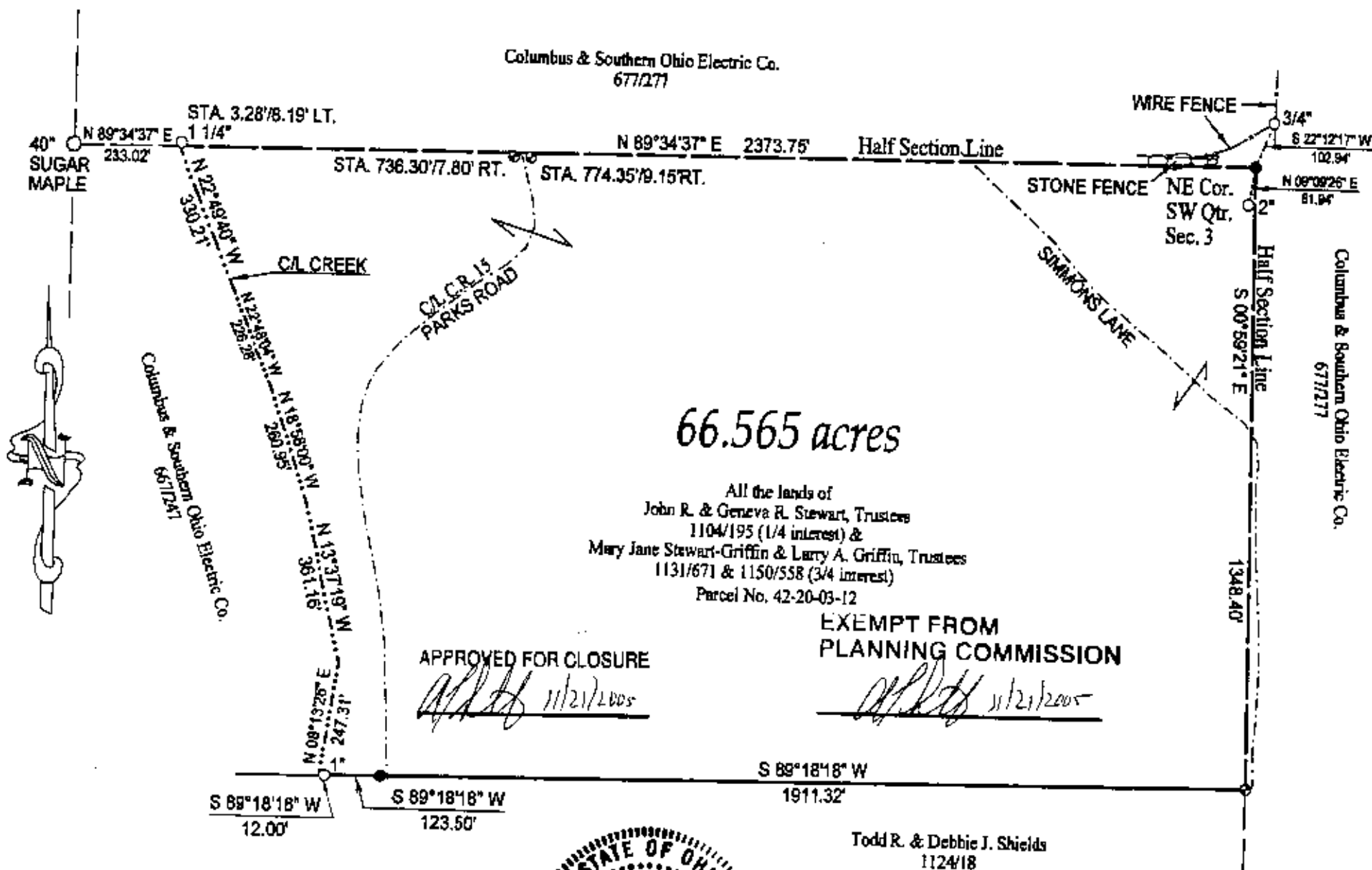
- = Recovered pipes (sizes as shown)
- = Set 5/8" x 30" rebar with plastic caps
- ⊕ = Recovered 5/8" rebar

Research Data  
Deeds, surveys and plats of record.

North based on a survey by T.A.  
Thoroughman & Assoc., 2-1981.

Boundary Survey  
for  
Larry Griffin  
in  
Southwest Quarter  
Section 3  
Range 5W, Township 3N  
Monroe Township  
Muskingum County  
Ohio

Scale: 1" = 300' July 25, 2005



OFFICE COPY  
NOT RECORDABLE  
Registered Professional Surveyor No. 6791



Prepared by  
AMERICAN PRECISION SURVEYING  
450 South 4th St. (740) 622-2783  
COSHOCTON, OHIO 43812

Ohio Franklin Realty, LLC  
OR 2568-618

### SITUATED IN:

State of Ohio, County of Muskingum, Township of Monroe, and being part of the Southwest Quarter of Section 3, Township 3, Range 5, United States Military Lands

### BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid North, as per GPS observations.

### PARCEL NO.

All of: 42-20-03-12-000  
(+/- 1.27 Acres in Simmons Lane)

### REFERENCES

Previous  
Surveys by T. A.  
Throughman  
and Associates,  
R. Scott  
Johnson, and  
Linn Engineering

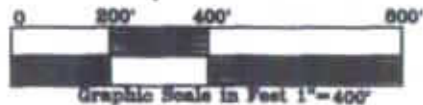
### LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found



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NOT RECORDABLE  
*Jack D. Newcome* 10-23-17

Jack D. Newcome Date  
Reg. Surveyor No. 7321



JRS Investors LLC  
OR 2001-418

Simmons Lane  
Twp. Rd. 172B  
R\W 40'

Todd R. Shields  
OR 2483-855

Ohio Franklin Realty, LLC  
OR 2568-618

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5796



## **Road Vacation for a portion of road formerly known as James Holcombs Road**

Being a part of land located in the State of Ohio, County of Muskingum, Monroe Township, part of Sections 3 and 8, Township 3 North, Range 5 West, United States Military Lands.

Being a portion of James Holcombs Road dedicated by the Muskingum County Commissioners on December 5, 1848, bounded and described as follows:

Commencing at an iron pin found at the northeast corner of the southwest quarter of Section 3, Township 3 North, Range 5 West, also being the northeast corner of JRS Investors, LLC. (DR 2001-418);

thence along the north line of the southwest quarter and said JRS Investors, LLC. (DR 2001-418) North 88 degrees 05 minutes 13 seconds West 39.86 feet to a point, from which an iron pin found bears South 01 degrees 54 minutes 47 seconds West 0.54 feet;

thence continuing along the north line of said southwest quarter and said JRS Investors, LLC. (DR 2001-418) North 88 degrees 05 minutes 13 seconds West 602.80 feet to a point on the east line of James Holcombs Road (40' wide), the **place of beginning** for this road vacation;

thence along the east line of James Holcombs Road the following thirty courses:

1. South 45 degrees 54 minutes 17 seconds East 230.95 feet to a point;
2. South 42 degrees 14 minutes 36 seconds East 152.26 feet to a point;
3. South 45 degrees 22 minutes 03 seconds East 83.55 feet to a point;
4. South 47 degrees 52 minutes 29 seconds East 219.05 feet to a point;
5. South 50 degrees 24 minutes 53 seconds East 136.40 feet to a point;
6. South 26 degrees 02 minutes 21 seconds East 71.72 feet to a point;
7. South 05 degrees 01 minutes 20 seconds West 100.09 feet to a point;
8. South 00 degrees 35 minutes 18 seconds West 69.03 feet to a point;
9. South 01 degrees 09 minutes 06 seconds East 102.34 feet to a point;
10. South 01 degrees 28 minutes 23 seconds East 168.08 feet to a point;
11. South 04 degrees 05 minutes 56 seconds West 248.38 feet to a point;
12. South 00 degrees 31 minutes 23 seconds East 424.09 feet to a point;
13. South 03 degrees 14 minutes 36 seconds West 86.31 feet to a point;
14. South 05 degrees 51 minutes 14 seconds West 118.95 feet to a point;
15. South 02 degrees 09 minutes 15 seconds West 320.67 feet to a point;
16. South 02 degrees 22 minutes 57 seconds West 180.04 feet to a point;
17. South 01 degrees 08 minutes 24 seconds West 128.04 feet to a point;
18. South 03 degrees 34 minutes 21 seconds West 167.60 feet to a point;
19. South 01 degrees 54 minutes 02 seconds West 1,398.07 feet to a point;
20. South 03 degrees 09 minutes 11 seconds East 248.89 feet to a point;
21. South 02 degrees 06 minutes 46 seconds West 196.48 feet to a point;
22. South 00 degrees 59 minutes 59 seconds West 675.41 feet to a point;
23. South 06 degrees 26 minutes 36 seconds East 118.10 feet to a point;
24. South 07 degrees 39 minutes 10 seconds West 62.65 feet to a point;
25. South 18 degrees 07 minutes 41 seconds West 69.32 feet to a point;
26. South 10 degrees 47 minutes 21 seconds West 86.25 feet to a point;



27. South 08 degrees 16 minutes 28 seconds East 118.33 feet to a point;
28. South 12 degrees 17 minutes 52 seconds West 135.42 feet to a point;
29. South 09 degrees 47 minutes 19 seconds West 116.27 feet to a point;
30. South 00 degrees 01 minutes 43 seconds East 248.23 feet to a point  
on the northeast corner of Bradford Road (Township Road 172) (40' wide);

thence along the north right-of-way of Bradford Road (Township Road 172) (40' wide) South 89 degrees 58 minutes 17 seconds West 40.00 feet to a point, being the northwest corner of Bradford Road (Township Road 172) (40' wide);

thence leaving the north right-of-way of Bradford Road (Township Road 172) (40' wide) and along the west line of James Holcombs Road the following thirty-one courses:

1. North 00 degrees 01 minutes 43 seconds West 251.66 feet to a point;
2. North 09 degrees 47 minutes 19 seconds East 120.58 feet to a point;
3. North 12 degrees 17 minutes 52 seconds East 129.04 feet to a point;
4. North 08 degrees 16 minutes 28 seconds West 117.78 feet to a point;
5. North 10 degrees 47 minutes 21 seconds East 95.54 feet to a point;
6. North 18 degrees 07 minutes 41 seconds East 68.22 feet to a point;
7. North 07 degrees 39 minutes 10 seconds East 54.03 feet to a point;
8. North 06 degrees 26 minutes 36 seconds West 115.76 feet to a point;
9. North 00 degrees 59 minutes 59 seconds East 678.40 feet to a point;
10. North 02 degrees 06 minutes 46 seconds East 195.03 feet to a point;
11. North 03 degrees 09 minutes 11 seconds West 248.82 feet to a point;
12. North 01 degrees 54 minutes 02 seconds East 1,400.42 feet to a point;
13. North 03 degrees 34 minutes 21 seconds East 167.34 feet to a point;
14. North 01 degrees 08 minutes 24 seconds East 127.63 feet to a point;
15. North 02 degrees 22 minutes 57 seconds East 180.40 feet to a point;
16. North 02 degrees 09 minutes 15 seconds East 321.89 feet to a point;
17. North 05 degrees 51 minutes 14 seconds East 119.33 feet to a point;
18. North 03 degrees 14 minutes 36 seconds East 84.09 feet to a point;
19. North 00 degrees 31 minutes 23 seconds West 424.39 feet to a point;
20. North 04 degrees 05 minutes 56 seconds East 248.04 feet to a point;
21. North 01 degrees 28 minutes 23 seconds West 166.25 feet to a point;
22. North 01 degrees 09 minutes 06 seconds West 103.06 feet to a point;
23. North 00 degrees 35 minutes 18 seconds East 71.18 feet to a point;
24. North 05 degrees 01 minutes 20 seconds East 90.52 feet to a point;
25. North 26 degrees 02 minutes 21 seconds West 51.96 feet to a point;
26. North 50 degrees 24 minutes 53 seconds West 128.65 feet to a point;
27. North 47 degrees 52 minutes 29 seconds West 220.81 feet to a point;
28. North 45 degrees 22 minutes 03 seconds West 85.51 feet to a point;
29. North 42 degrees 14 minutes 36 seconds West 152.07 feet to a point;
30. North 45 degrees 54 minutes 17 seconds West 251.80 feet to a point;
31. North 49 degrees 56 minutes 55 seconds West 23.93 feet to a point on the  
north line of the southwest quarter and said JRS Investors, LLC. (DR 2001-418);

thence along the north line of the southwest quarter and said JRS Investors, LLC.  
(DR 2001-418) South 88 degrees 05 minutes 13 seconds East 62.08 feet to the place of  
beginning, containing 5.96 acres, more or less.

**AUDITOR'S PARCEL #'s:**

Road to be vacated inside the following parcels:

42-20-03-01-003 ( $\pm$  1.13 acres)  
42-20-03-12-000 ( $\pm$  1.24 acres)  
42-20-03-13-000 ( $\pm$  0.41 acres)  
42-20-08-01-000 ( $\pm$  1.65 acres)  
42-20-08-05-000 ( $\pm$  0.51 acres)  
42-20-08-07-000 ( $\pm$  0.07 acres)  
42-20-08-08-000 ( $\pm$  0.07 acres)  
42-20-08-11-000 ( $\pm$  0.11 acres)  
42-20-08-45-000 ( $\pm$  0.01 acres)  
42-20-08-46-000 ( $\pm$  0.08 acres)  
42-20-08-47-000 ( $\pm$  0.12 acres)  
42-20-08-48-000 ( $\pm$  0.18 acres)  
42-20-08-49-000 ( $\pm$  0.19 acres)  
42-20-08-50-000 ( $\pm$  0.19 acres)  
TOTAL  $\pm$  5.96 ACRES

This legal description was written by Denis P. Swierz based on a field survey  
completed May 2018 by Muskingum County Engineers' Office. The bearings in this  
description are based on NAD83 (2011), Ohio South Zone, State Plane Coordinates, as  
per observations from NGS monument 15 102 (DP1301).

Subject to all easements, right of ways, restrictions, reservations, etc.. of record  
and those that may be implied.

**OFFICE COPY**  
**NOT RECORDABLE**

Denis P. Swierz (Reg. Surv. No. 8062)



5/24/18

Date

DESCRIPTION  
APPROVED

By:

6/1/2018



ROAD VACATION PLAT FOR A PORTION OF  
ROAD FORMERLY KNOWN AS JAMES  
HOLCOMBS ROAD (1848)

STATE OF OHIO, MUSKINGUM COUNTY, MONROE TOWNSHIP,  
PART OF SECTIONS 3 & 8,  
TOWNSHIP 3 NORTH, RANGE 5 WEST,  
UNITED STATES MILITARY LANDS

ABK INVESTORS, LLC.  
DR 2754-254  
42-20-08-01-000

ROAD TO BE VACATED INSIDE THE FOLLOWING PARCEL #S:		
PART OF PARCEL NO.:	42-20-03-01-003	±1.13 ACRES
PART OF PARCEL NO.:	42-20-03-12-000	±1.24 ACRES
PART OF PARCEL NO.:	42-20-03-13-000	±0.41 ACRES
PART OF PARCEL NO.:	42-20-08-01-000	±1.65 ACRES
PART OF PARCEL NO.:	42-20-08-05-000	±0.51 ACRES
PART OF PARCEL NO.:	42-20-08-07-000	±0.07 ACRES
PART OF PARCEL NO.:	42-20-08-08-000	±0.07 ACRES
PART OF PARCEL NO.:	42-20-08-11-000	±0.11 ACRES
PART OF PARCEL NO.:	42-20-08-45-000	±0.01 ACRES
PART OF PARCEL NO.:	42-20-08-46-000	±0.08 ACRES
PART OF PARCEL NO.:	42-20-08-47-000	±0.12 ACRES
PART OF PARCEL NO.:	42-20-08-48-000	±0.18 ACRES
PART OF PARCEL NO.:	42-20-08-49-000	±0.19 ACRES
PART OF PARCEL NO.:	42-20-08-50-000	±0.19 ACRES
TOTAL		± 5.96 ACRES

JOHN R. & CAROL L. BOSSON  
DR 961-46  
42-20-08-05-000

ABK INVESTORS, LLC.  
DR 2754-254  
42-20-08-01-000

SHAY S. BURRIS  
DR 2438-294  
42-20-08-07-000

MARK L. & DEBRA A. SHERBAN  
DR 2745-378  
42-20-08-50-000

GLENN J. HILL  
DR 2725-909  
42-20-08-49-000

DANNY G. HORN  
DR 2332-157  
42-20-08-48-000

MICHAEL & DENISE SHEARER  
DR 2778-170  
42-20-08-47-000

MICHAEL & DENISE SHEARER  
DR 2778-170  
42-20-08-46-000

MICHAEL & DENISE SHEARER  
DR 2758-678  
42-20-08-45-000

SHAY S. BURRIS  
DR 2438-294  
42-20-08-08-000

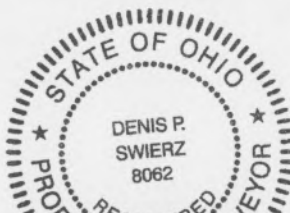
JOHN E. & JOYE K. PARKS  
DR 1522-769  
42-20-08-11-000

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L14	S 03° 34' 21" W	167.60 FT
L15	S 06° 26' 36" E	118.10 FT
L16	S 07° 39' 10" W	62.65 FT
L17	S 18° 07' 41" W	69.32 FT
L18	S 10° 47' 21" W	86.25 FT
L19	S 08° 16' 28" E	118.33 FT
L20	S 12° 17' 52" W	135.42 FT
L21	S 09° 47' 19" W	116.27 FT
L22	S 89° 58' 17" W	40.00 FT
L23	N 09° 47' 19" E	120.58 FT
L24	N 12° 17' 52" E	129.04 FT
L25	N 08° 16' 28" W	117.78 FT
L26	N 10° 47' 21" E	95.54 FT
L27	N 18° 07' 41" E	68.22 FT
L28	N 07° 39' 10" E	54.03 FT
L29	N 06° 26' 36" W	115.76 FT
L30	N 03° 34' 21" E	167.34 FT

MUSKINGUM COUNTY  
ENGINEER'S OFFICE  
155 REHL ROAD  
ZANESVILLE, OHIO 43701  
(740) 454-0155

I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT



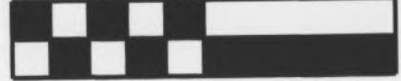
OFFICE OF THE  
REGISTERED PROFESSIONAL ENGINEER  
DENIS P. SWIERZ  
PS# 8062  
DATE 5/24/18

DESCRIPTION

APPROVED

By: *[Signature]*

200 0 200



Scale: 1" = 200'

MUSKINGUM CO.  
ENGINEER'S OFFICE

155 REHL ROAD  
ZANESVILLE, OHIO 43701  
(740) 454-0155

LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT
- POINT



OTSEGO FARM SUB.  
PB. 17 PG. 133



# ROAD VACATION PLAT FOR A PORTION OF ROAD FORMERLY KNOWN AS JAMES HOLCOMBS ROAD (1848)

STATE OF OHIO, MUSKINGUM COUNTY, MONROE TOWNSHIP,  
PART OF SECTIONS 3 & 8,  
TOWNSHIP 3 NORTH, RANGE 5 WEST,  
UNITED STATES MILITARY LANDS

## ROAD TO BE VACATED INSIDE THE FOLLOWING PARCEL #S:

PART OF PARCEL NO.:	42-20-03-01-003	±1.13 ACRES
PART OF PARCEL NO.:	42-20-03-12-000	±1.24 ACRES
PART OF PARCEL NO.:	42-20-03-13-000	±0.41 ACRES
PART OF PARCEL NO.:	42-20-08-01-000	±1.65 ACRES
PART OF PARCEL NO.:	42-20-08-05-000	±0.51 ACRES
PART OF PARCEL NO.:	42-20-08-07-000	±0.07 ACRES
PART OF PARCEL NO.:	42-20-08-08-000	±0.07 ACRES
PART OF PARCEL NO.:	42-20-08-11-000	±0.11 ACRES
PART OF PARCEL NO.:	42-20-08-45-000	±0.01 ACRES
PART OF PARCEL NO.:	42-20-08-46-000	±0.08 ACRES
PART OF PARCEL NO.:	42-20-08-47-000	±0.12 ACRES
PART OF PARCEL NO.:	42-20-08-48-000	±0.18 ACRES
PART OF PARCEL NO.:	42-20-08-49-000	±0.19 ACRES
PART OF PARCEL NO.:	42-20-08-50-000	±0.19 ACRES
TOTAL		± 5.96 ACRES

ABK INVESTORS, LLC.  
DR 2754-254  
42-20-03-01-003

ABK INVESTORS, LLC.  
DR 2754-254  
42-20-03-01-003

PROPOSED TURN-AROUND

NORTHEAST CORNER OF  
THE SOUTHWEST QUARTER  
OF SECTION 3, T3N, R5W

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88° 05' 13" W	39.86 FT
L2	S 42° 14' 36" E	152.26 FT
L3	S 45° 22' 03" E	83.55 FT
L4	S 50° 24' 53" E	136.40 FT
L5	S 26° 02' 21" E	71.72 FT
L6	S 05° 01' 20" W	100.09 FT
L7	S 00° 35' 18" W	69.03 FT
L8	S 01° 09' 06" E	102.34 FT
L9	S 01° 28' 23" E	168.08 FT
L10	S 03° 14' 36" W	86.31 FT
L11	S 05° 51' 14" W	118.95 FT
L12	S 02° 22' 57" W	180.04 FT
L13	S 01° 08' 24" W	128.04 FT
L14	S 03° 34' 21" W	167.60 FT
L30	N 03° 34' 21" E	167.34 FT
L31	N 01° 08' 24" E	127.63 FT
L32	N 02° 22' 57" E	180.40 FT
L33	N 05° 51' 14" E	119.33 FT
L34	N 03° 14' 36" E	84.09 FT
L35	N 01° 28' 23" W	166.25 FT
L36	N 01° 09' 06" W	103.06 FT
L37	N 00° 35' 18" E	71.18 FT
L38	N 05° 01' 20" E	90.52 FT
L39	N 26° 02' 21" W	51.96 FT
L40	N 50° 24' 53" W	128.65 FT
L41	N 45° 22' 03" W	85.51 FT
L42	N 42° 14' 36" W	152.07 FT
L43	N 49° 56' 55" W	23.93 FT
L44	S 88° 05' 13" E	62.08 FT

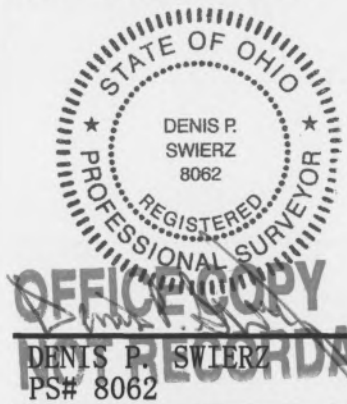
JRS INVESTORS, LLC.  
DR 2001-418  
42-20-03-12-000

ABK INVESTORS, LLC.  
DR 2754-254  
42-20-03-01-003

TODD R. SHIELDS  
DR 2483-655  
42-20-03-13-000

MUSKINGUM COUNTY  
ENGINEER'S OFFICE  
155 REHL ROAD  
ZANESVILLE, OHIO 43701  
(740) 454-0155

I HEREBY CERTIFY THIS  
PLAT TO BE CORRECT



DATE 5/24/18

DESCRIPTION

APPROVED

By: *[Signature]*

200 0 200

Scale: 1" = 200'

MUSKINGUM CO.  
ENGINEER'S OFFICE

155 REHL ROAD  
ZANESVILLE, OHIO 43701  
(740) 454-0155

## LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT
- POINT

