

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-5

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

Being part of the Northeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Ohio Franklin Realty LLC property recorded in **Official Record Volume 2562, Page 273**, of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Numbers 40-90-35-02-000 and 40-90-35-08-000 and all of 40-90-35-19-000**, and more particularly described as follows;

- Commencing at an iron pin (set) at the center of Section 35;
- TIE- THENCE South 87 degrees 25 minutes 24 seconds East 725.94 feet** along the common line for the Northeast and Southeast Quarters of Section 35, further being the common line for the Helen Shaw property recorded in Official Record Volume 2159, Page 623 and Charlotte Lee Blosser ETAL recorded in Deed Book Volume 1047, Page 127 to an iron pipe (found) at the common corner for said Ohio Franklin Realty LLC and Shaw properties and being the place of beginning for the property herein intended to be described;
- #1- THENCE North 02 degrees 14 minutes 49 seconds East 482.99 feet** into the Northeast Quarter of Section 35 and along a common line for said Ohio Franklin Realty LLC and Shaw properties to an unmarked point in the centerline of Oak Grove Road (County Road 43), passing an iron pin (found) at 463.99 feet;
- #2- THENCE with a curve to the right having a, chord bearing North 89 degrees 49 minutes 08 seconds East 197.73 feet, a radius of 1328.00 feet**, and arc length of 197.92 feet, into said Ohio Franklin Realty LLC property and along said road to an unmarked point;
- #3- THENCE with a curve to the right having a, chord bearing South 62 degrees 16 minutes 01 seconds East 287.84 feet, a radius of 358.85 feet**, and arc length of 296.18 feet, continuing through said property and along said road to an unmarked point;
- #4- THENCE South 38 degrees 37 minutes 21 seconds East 202.24 feet** continuing through said property and along said road to an unmarked point;
- #5- THENCE with a curve to the left having a, chord bearing South 53 degrees 43 minutes 20 seconds East 301.86 feet, a radius of 579.40 feet**, and arc length of 305.39 feet, continuing through said property and along said road to an unmarked point;
- #6- THENCE South 68 degrees 49 minutes 18 seconds East 158.24 feet** continuing through said property and along said road to an unmarked point on the common line for said Northeast and Southeast Quarters of Section 35;
- #7- THENCE North 87 degrees 25 minutes 24 seconds West 989.58 feet** along said Quarter Section line and common line for said Ohio Franklin Realty LLC, the Charlotte Lee Blosser, properties and for the Charles H Blosser and Shirley R Blosser Trustees property recorded in Deed Book Volume 1160, Page 278 to the place of beginning, passing iron pins (set) at 68.59 feet and 385.52 feet containing 0.28 acres from Parcel Number 40-90-35-02-000, 5.57 acres from Parcel Number 40-90-35-08-000, and 0.74 acres being all of Parcel Number 40-90-35-19-000 for a **total of 6.59 acres**, of which 0.52 acres are within the right of way for Oak Grove Road (County Road 43).

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.



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NOT RECORDABLE

Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Page 1 of 1

DESCRIPTION
APPROVED
By: *[Signature]*

Date

Fee Paid



GRAPHIC SCALE - FEET

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



LEGEND

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

James D Weaver & Sondra
J Weaver - Trustees
OR Vol. 2054, Page 559.

NW Qtr Sec 35
NE Qtr Sec 35
SW Qtr Sec 35
SE Qtr Sec 35

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.

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SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
Ohio Franklin Realty LLC		8205 OLD TOWN ROAD	
Realty LLC		ROSEVILLE, OHIO 43777	
SURVEYED: 3/14/18		DRAWN: 3/24/18	
Job Number		Job#2500	
Drawing/Sheet		Plat Blosser-5	

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

Being part of the Northeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2562, Page 273**, of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers **40-90-35-02-000 and 40-90-35-08-000, and all of 40-90-35-19-000:**

Curve Rt Chord Bear
N 89°49'08" E 197.73'
R=1328.00' A=197.92'
Old CL Rd
Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.

Jack D Hughes & Barbara J Hughes
OR Vol. 1910, Page 920.

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-08-000

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-02-000

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-02-000

6.59 Acres Total

0.74 Acres
Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
All of Parcel
#40-90-35-19-000

Charlotte Lee Blosser ETAL
Shirley Blosser Life/Est
DB Vol. 1047, Page 127.
Par No 40-90-35-20-002

DESCRIPTION
APPROVED
By: *[Signature]*



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 3/26/18 Fee Paid

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- Pin set replacing pin found disturbed.

Note #2- Pipe found not used previously reported as the Quarter Section corner.

Note #3- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor Section 35- 1.00008412837843

Note #3- Right of way width of Oak Grove Road (Co Rd 43) is listed as 40 feet and occupies 0.52 Acres of the surveyed parcel.

Curve Rt Chord Bear
S 62°16'01" E 287.84'
R=358.85' A=296.18'

0.28 Acres
Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Part of Parcel #40-90-35-02-000

Curve Lt Chord Bear
S 53°43'20" E 301.86'
R=579.40' A=305.39

Charles H Blosser &
Shirley R Blosser Trustees
DB Vol. 1160, Page 278.

Kenneth S Staker &
Charlotte L Staker
OR Vol. 2160, Page 522.