

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-4

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

Being part of the Southwest 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 Number 40-90-35-16-000**, and more particularly described as follows;

- Beginning at an iron pin (set) at the center of Section 35;
- #1- **THENCE South 02 degrees 27 minutes 17 seconds West 1011.53 feet** along the common line for the Southeast and Southwest Quarters of Section 35 and common line for said Ohio Franklin Realty LLC property and for the Charlotte Lee Blosser ETAL property recorded in Deed Book Volume 1047, Page 127 to an unmarked point on a high wall, passing an iron pin (set) at 961.53 feet;
 - #2- **THENCE North 65 degrees 31 minutes 23 seconds West 184.70 feet** into the Southwest Quarter of Section 35, through said Ohio Franklin Realty LLC property to an unmarked point, from which an iron pin (set) for reference bears THENCE North 42 degrees 51 minutes 03 seconds East 50.00 feet;
 - #3- **THENCE North 34 degrees 51 minutes 52 seconds West 488.16 feet** continuing through said property to an unmarked point from which an iron pin (set) for reference bears THENCE North 71 degrees 01 minutes 22 seconds East 50.00 feet
 - #4- **THENCE North 14 degrees 24 minutes 52 seconds West 331.34 feet** continuing through said property to an unmarked point from which an iron pin (set) for reference bears THENCE North 54 degrees 46 minutes 06 seconds East 25.00 feet;
 - #5- **THENCE North 52 degrees 19 minutes 05 seconds West 284.25 feet** continuing through said property to an unmarked point from which an iron pin (set) for reference bears THENCE North 11 degrees 56 minutes 39 seconds East 25.00 feet
 - #6- **THENCE South 75 degrees 58 minutes 45 seconds West 163.24 feet** continuing through said property to an unmarked point from which an iron pin (set) for reference bears THENCE North 02 degrees 28 minutes 50 seconds East 50.00 feet
 - #7- **THENCE North 69 degrees 35 minutes 01 seconds West 395.69 feet** continuing through said property to an iron pin (set) at the common Southern corner for the East and West Halves of the Northwest Quarter of Section 35;
 - #8- **THENCE South 87 degrees 25 minutes 42 seconds East 1328.46 feet** along the common line for the Southwest and Northwest Quarters of Section 35, further being a common line for said Ohio Franklin Realty LLC property and for the James D Weaver and Sondra J Weaver, Trustees property recorded in Official Record Volume 2054, Page 559 to the place of beginning **containing 11.51 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 40-90-35-20-002.

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 PLS #6885

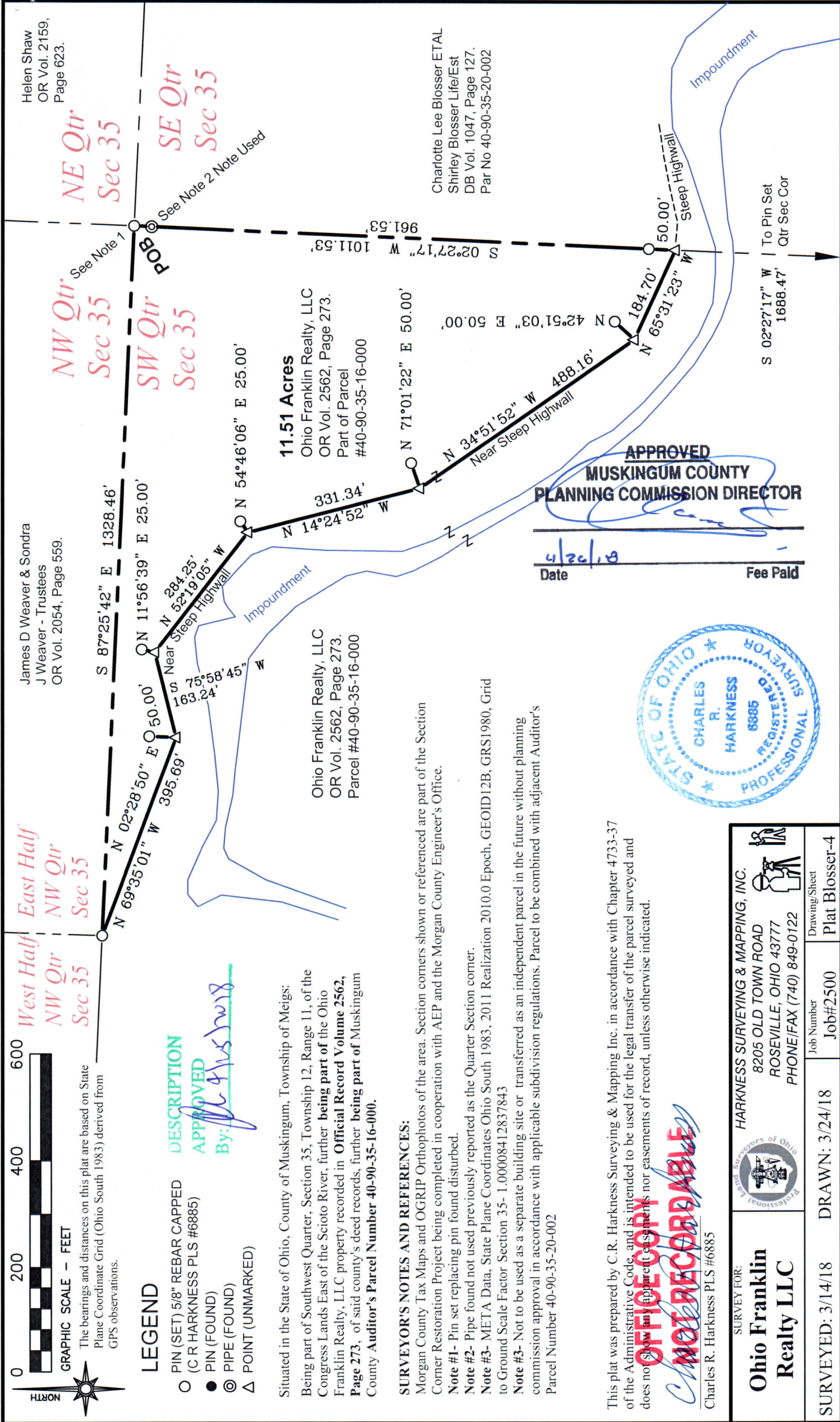
DESCRIPTION
APPROVED
By: *[Signature]*

Page 1 of 1

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

4/26/18
Date

Fee Paid



Helen Shaw
OR Vol. 2159,
Page 623.

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

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

West Half
NW Qtr
Sec 35

0 200 400 600
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

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

NE Qtr
Sec 35

SW Qtr
Sec 35

SE Qtr
Sec 35

DESCRIPTION
APPROVED
By: *[Signature]*

11.51 Acres
Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Part of Parcel
#40-90-35-16-000

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-16-000

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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- 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 40-90-35-20-002

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/20/18
Date

Fee Paid



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.

NOT RECORDABLE

Charles R. Harkness PLS #6885

SURVEY FOR: Ohio Franklin Realty LLC		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 3/14/18		DRAWN: 3/24/18	
Job Number Job#2500		Drawing/Sheet Plat Blosser-4	