

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-6**

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 Charles H Blosser and Shirley R Blosser Trustees property recorded in **Deed Book Volume 1160, Page 278**, of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 40-90-35-20-001**, 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 North 87 degrees 25 minutes 24 seconds West 860.57 feet** along the common line for the Northeast and Southeast Quarters of Section 35 to the unmarked common corner for said Charles H Blosser and Shirley R Blosser property and for the Charlotte Lee Blosser ET AL Shirley Blosser Life Estate 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 24 degrees 31 minutes 26 seconds West 39.18 feet** into the Southeast Quarter of Section 35 and along a common line for said Blosser properties to an unmarked point in the centerline of Oak Grove Road (County Road 43);
- #2- THENCE North 69 degrees 37 minutes 51 seconds West 118.94 feet** crossing said Charles H Blosser and Shirley R Blosser property and along said road to an unmarked point on the common line for said Northeast and Southeast Quarters of Section 35;
- #3- THENCE South 87 degrees 25 minutes 24 seconds East 127.90 feet** along said Quarter Section line and common line for said Ohio Franklin Realty LLC and Charles H Blosser and Shirley R Blosser properties to the place of beginning, **containing 0.05 acres** of which 0.04 acres are within the right of way for Oak Grove Road (County Road 43).

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**
[Signature]
Date 4/26/18 Fee Paid

Age Group	Number of People
18-24	250
25-34	200
35-44	150
45-54	100
55-64	75
65+	50



GRAPHIC SCALE — FEET

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

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

NE $\bar{Q}^{tr}$
Sec 35

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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.

record, unless otherwise indicated.

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	Job Number Job#2500	Drawing/Sheet Plat Blosser-6
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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 Charles
H Blosser and Shirley R Blosser Trustees property recorded in **Deed Book
Volume 1160, Page 278, further being part of Auditor's Parcel Numbers
40-90-35-20-001.**

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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 522.

0.49 Acres
Charlotte Lee Blosser ETAL
Shirley Blosser Life/Est
DB Vol. 1047, Page 127.
Part of Parcel
#40-90-35-20-002

Ohio Fr
OR Vol
Parcel #

N 47°30'07" W 302.94'

Oak Grove Rd (CR 43)

r &
er
age 522.

DESCRIPTION
APPROVED
By: [Signature] 11-26-2018