

40-90-35-01-001

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2501 SHAW

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 2594, Page 344**, of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 40-90-35-01-000**, and more particularly described as follows;

- Commencing at a iron pin (found) at the center of Section 35;
- TIE-1 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 a common line of the Helen Shaw property recorded in Official Record Volume 2159, Page 623 and the Kenneth Scott Staker and Charlotte Lee Stake property recorded in Official Record Volume 2803, Page 742 to an iron pipe (found) at a corner of the Kenneth Scott Staker and Charlotte Lee Stake property recorded in Official Record Volume 2793, Page 175;
- TIE2- THENCE North 02 degrees 14 minutes 49 seconds East 482.99 feet** into the Northeast Quarter and along a common line for said Shaw and Staker properties to an unmarked point in the centerline of Oak Grove Road (County Road 43), and the place of beginning for the property herein intened to be described, passing an iron pin (found) at 463.99 feet;
- #1- THENCE South 76 degrees 11 minutes 14 seconds West 153.33 feet** leaving said existing road centerline and along a common line for said Shaw and Ohio Franklin Realty, LLC properties, further being an old centerline of said road as surveyed and recorded in said Shaw deed reference to an unmarked point;
- #2- THENCE South 86 degrees 23 minutes 45 seconds West 86.70 feet** continuing along said old centerline and properties to an unmarked point;
- #3- THENCE North 62 degrees 51 minutes 33 seconds West 212.30 feet** continuing along said Old centerline and said properties to an unmarked point in the existing centerline of said road;
- #4- THENCE with a curve to the left having, a chord bearing South 78 degrees 05 minutes 17 seconds East 298.18 feet, a radius of 582.50 feet, and arc length of 301.53 feet** along said existing road centerline and through said Ohio Franklin Realty, LLC property to an unmarked point'
- #5- THENCE North 87 degrees 04 minutes 57 seconds East 132.76 feet** continuing along said road and through said property to the place of beginning **containing 0.17 acres**, of which 0.14 acres are within the right of way of Oak Grove Road (County Road 43).

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 40-90-35-18-000.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 3, 2019 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 RECORDED
Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 6/20/19 Fee Paid

DESCRIPTION
APPROVED
By: [Signature] 6/20/2019