

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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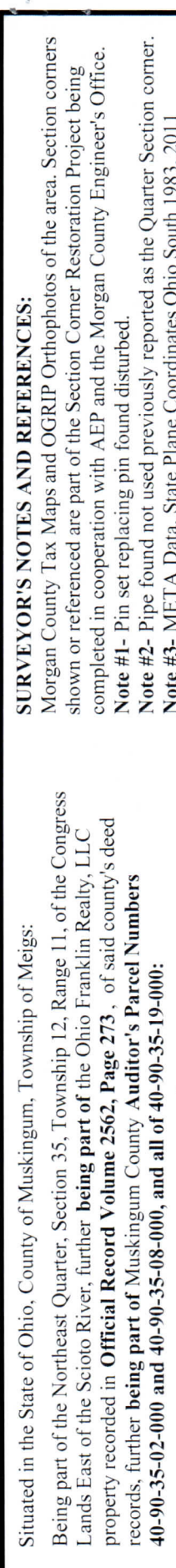
Charles R. Harkness PLS #6885

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Page 1 of 1

DESCRIPTION
APPROVED
By: *[Signature]*

4/26/18
Date Fee Paid



PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)

Parcel #40-90-35-08-000

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.

R=1328.00' A=197.92'

20. Hughes
a J Hug
1910,

PIN (FOUND)
 PIPE (FOUND)
 POINT (UNMARKED)

Jack D. Barber
 OR Vol. 2562
 Page 9

Ohio Franklin Realty, LLC
 OR Vol. 2562

Old CL Rd

S 62°16'01" E 287.84'
 R=358.85, A=296.18

5.57 Acres

19.00'

Curve Rt Chord Bear

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

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

#40-90-35-08-000

6.59 Acres Total

Oak Grove

3'37" 21"

2.24'

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Part of District #40-00-25-02-000

See Note
Sec 35
commencing

SW Qtr

See Note _____

Sec 35

Charlotte, Inc. Placer ETAL

The diagram shows a horizontal line segment representing a survey boundary. From left to right, it features:

- A dashed line segment.
- An open circle at the start of a solid line segment labeled "604.06'".
- A point labeled "93.76'" with a bearing of "S 29.13° E" pointing to it from below.
- A triangle labeled "213.17'".
- A point labeled "8.59'".
- A triangle labeled "127.90'".
- A point labeled "105.13'".
- A final triangle at the end of the line.

Arrows indicate the direction of the survey along the line.

OR Vol. 2562, Page 273.

Par No 40-90-35-20-002

DESCRIPTION
APPROVED

Charles H Blosser &
Shirley R Blosser Trustees

670.8

OFFICE COPY
NOT RECORDED
Charles Taylor
APPROVED
1 24 30
641
S Stake
e L Stake
2160, P

Ohio Franklin Realty LLC

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777

MEMBERS OF THE NATIONAL ASSOCIATION OF REALTORS®
NAR

PHONE/FAX (740) 940-0400

DATE: 4/26/06

SIGNATURE: [Handwritten Signature]

REGISTERED PROFESSIONAL

88885

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