

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-8

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

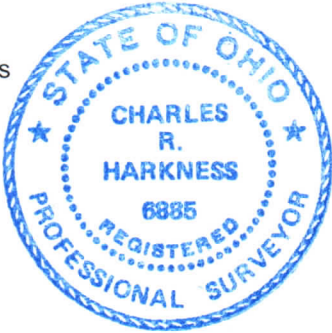
Being part of the Southeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Charlotte Lee Blosser ETAL and Shirley Blosser Life Estate property recorded in **Deed Book Volume 1047, Page 127**, of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 40-90-35-20-002**, 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 755.44 feet** along the common line for the Northeast and Southeast Quarters of Section 35 to the unmarked common corner for said Charlotte Lee Blosser and for the Ohio Franklin Realty LLC property recorded in Official Record Volume 2562, Page 273, and being the place of beginning for the property herein intended to be described;
- #1- THENCE South 49 degrees 34 minutes 58 seconds East 714.79 feet** into the Southeast Quarter of Section 35 and along a common line for said Charlotte Lee Blosser and Ohio Franklin Realty LLC properties to an iron pipe (found) at the common corner for said Charlotte Lee Blosser and Ohio Franklin Realty LLC properties and for the Curtis E Driggs property recorded in Official Record Volume 1909, Page 13;
- #2- THENCE South 35 degrees 50 minutes 14 seconds West 28.34 feet** along a common line for said Charlotte Lee Blosser and Driggs properties to an unmarked point in the centerline of Oak Grove Road (County Road 43);
- #3- THENCE North 44 degrees 11 minutes 04 seconds West 99.66 feet** along said road and common line for said Charlotte Lee Blosser property and for the Kenneth S Staker and Charlotte L Staker property recorded in Official Record Volume 2160, Page 522 to an unmarked point;
- #4- THENCE North 47 degrees 30 minutes 07 seconds West 302.94 feet** continuing along said road and properties to an unmarked point;
- #5- THENCE with a curve to the left having a, chord bearing North 56 degrees 42 minutes 02 seconds West 171.66 feet, a radius of 536.95 feet, and arc length of 172.40 feet,** continuing along said road and properties to an unmarked point;
- #6- THENCE North 65 degrees 53 minutes 56 seconds West 77.43 feet** continuing along said road and properties to an unmarked point;
- #7- THENCE North 68 degrees 55 minutes 14 seconds West 61.10 feet** continuing along said road and properties to an unmarked point;
- #8- THENCE North 69 degrees 37 minutes 51 seconds West 90.55 feet** continuing along said road and crossing said Charlotte Lee Blosser property to a point on the East line of the Charles H Blosser and Shirley R Blosser Trustees property recorded in Deed Book Volume 1160, Page 278;
- #9- THENCE North 24 degrees 31 minutes 26 seconds East 39.18 feet** leaving said road and along the common line for said Blosser properties to an unmarked point on the common line for the Southeast and Northeast Quarter of Section 35;
- #10- THENCE South 87 degrees 25 minutes 24 seconds East 105.13 feet** along said Section line and common line for said Charlotte Lee Blosser and Ohio Franklin Realty LLC properties to the place of beginning, **containing 0.48 acres** of which 0.34 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 PLS #6885

DESCRIPTION
APPROVED
By: *[Signature]*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date: 4/26/18 Fee Paid: -

0 100 200 300



GRAPHIC SCALE - FEET

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

To Pin Set Qtr Sec Cor

0.05 Acres Part of Parcel #40-90-35-20-001

POB

N 87°25'24" W 1646.93' 127.90' S 87°25'24" E

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

NE Qtr Sec 35

NW Qtr Sec 36

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

4/26/18

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.

OFFICE COPY

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-8

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- 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 #2- Right of way width of Oak Grove Road is listed as 40 feet and occupies 0.34 Acres of the surveyed parcel.

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

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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.

Ohio Franklin Realty, LLC
OR Vol. 2562, Page 273.
Parcel #40-90-35-29-000

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



DESCRIPTION
APPROVED
By: J. Harkness

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

S 74°49'01" W 207.23'
S 02°00'56" W 51.66'
S 35°50'14" W 28.34'
N 44°11'04" W 99.66'

Curtis E Driggs
OR Vol. 1909,
Page 13.

To Pin Set Qtr Sec Cor
S 01°32'01" W 2375.33'

Commencing

SE Qtr Sec 35

SW Qtr Sec 36