

06-90-35-12-000

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC  
JOB#2602-D Blue Rock Township Section 35-1**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock:

Being part of Section 35, Township 12, Range 12, of the Congress Lands East of the Scioto River, **being all of** the Trustees of the Rockville Baptist Church property recorded in **Deed Book Volume 10, Page 402** of said county's deed records, known as the Ruraldale Cemetery, further being all of Muskingum County Auditor's **Parcel Number 06-90-35-12-000**, and more particularly described as follows;

Commencing at an iron pin (set) at the common corner for Sections 25, 26, 35, and 36 of Blue Rock Township;

- TIE-1 THENCE North 87 degrees 25 minutes 57 seconds West 2527.62 feet** along the common line for Sections 26 and 35, further being a common line for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2594, Page 344 and for the Jodie T Ashton and Jerrald Frederick Woodard Jr. property recorded in Official Record Volume 1901, Page 561 to an unmarked point in the centerline of Rockville Road (State Route 376), passing an iron pin (set) at 2502.38 feet;
- TIE-2 THENCE South 33 degrees 38 minutes 08 seconds East 100.00 feet** into Section 35, along said road, and through said Ohio Franklin Realty, LLC property to an unmarked point;
- TIE-3 THENCE South 34 degrees 36 minutes 00 seconds East 100.01 feet** continuing along said road and through said property to an unmarked point;
- TIE-4 THENCE South 34 degrees 58 minutes 52 seconds East 142.61 feet** continuing along said road and through said property to an unmarked point;
- TIE-5 THENCE with a curve to the left having, a chord bearing South 40 degrees 40 minutes 07 seconds East 114.45 feet, a radius of 577.40 feet,** and arc length of 114.64 feet, continuing along said road and through said property to an unmarked intersection with Ruraldale Cemetery Road;
- TIE-6 THENCE with a curve to the left having, a chord bearing South 27 degrees 30 minutes 41 seconds East 116.25 feet, a radius of 162.79 feet,** and arc length of 118.87 feet, along Ruraldale Cemetery Road and continuing through said property to the unmarked place of beginning for the property herein intended to be described;
- #1- THENCE with a curve to the left having, a chord bearing South 53 degrees 01 minutes 41 seconds East 95.77 feet, a radius of 300.00 feet,** and arc length of 96.18 feet continuing along said road and Cemetery property to an unmarked point;
- #2- THENCE South 62 degrees 12 minutes 57 seconds East 63.57 feet** continuing along said road and Cemetery property to an unmarked point;
- #3- THENCE South 32 degrees 36 minutes 49 seconds West 243.47 feet** leaving said road and continuing along said Cemetery property to an iron pin (set), passing an iron pin (set) at 11.10 feet;
- #4- THENCE North 64 degrees 05 minutes 56 seconds West 73.15 feet** continuing along said Cemetery property to an iron pin (set);
- #5- THENCE North 13 degrees 51 minutes 57 seconds East 268.18 feet** continuing along said Cemetery property to the place of beginning, passing an iron pin (set) at 252.04 feet **containing 0.65 acres**, of which 0.07 acres are within the right of way for Ruraldale Cemetery Road.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 3/4 inch rebar 36 inches long capped ODNR SURVEY BOUNDARY MARKER PLS 6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in July 2020 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.



Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: AC 7/15/20