

35 ELM ST

DESCRIPTION OF SURVEY FOR
THE FRANKLIN LOCAL BOARD OF EDUCATION JOB#720C

Situated in the State of Ohio, County of Muskingum, Village of Roseville:

Being part of the Northwest Quarter, of Section #3, Township #14, Range #14, of the Congress Lands East of the Scioto River, being the Franklin Local Board of Education property known as the current Roseville Primary School and previous location of the Roseville Elementary School, bounded on the West by the County Line, on the North by Elm Street, on the East by a Railroad, and on the South by Stokely Street, which title is claimed by Muskingum County deed references Deed Book Volume 464, Page 87, Deed Book Volume 989, Page 23, and by occupation, said property known as Muskingum County Auditor's Parcel Numbers 13-10-08-01-000, and 13-10-08-02-000, and more particularly described as follows;

Beginning at an iron pin (found) at the Southwest corner of Lot #3 of the Stokely Addition to Roseville, as recorded in Plat Book 3, Page 16 of Muskingum County plat records, also being on the common line for Muskingum and Perry Counties, and Northeast corner for Stokely Street and Perry Street;

- #1- thence N 04 04 50 E 565.20 feet along the common line for said counties, West line of said Section #3, and East line of Perry Street to a railroad spike (set) on the South side of Elm Street, from which an iron pin (found) on said common line at the Southwest corner of the J. Swingle property described in Muskingum County deed reference Deed Book Volume 1082, Page 376, bears for reference N 04 04 50 E 40.00 feet;
- #2- thence S 87 50 10 E 90.53 feet into Section #3, Muskingum County, and along the South side of Elm Street to an iron pin (set);
- #3- thence S 82 39 10 E 270.34 feet continuing along the South side of Elm Street to an iron pin (set) on the West right of way for a Railroad now owned by Holmes Limestone recorded in deed references Deed Book Vol. 1002, Page 30 and Deed Book Volume 1100, Page 613;
- #4- thence S 11 42 20 W 178.97 feet along said railroad right of way, and the chord for a curve to the right (Arc definition), said curve having a radius of 960.37 feet and arc length of 179.23 feet, to a concrete monument (found);
- #5- thence S 22 06 10 W 42.10 feet continuing along said railroad right of way to a concrete monument (found);
- #6- thence S 22 06 10 W 389.90 feet continuing along said railroad right of way to an iron pin (set) on the North side of Stokely Street;
- #7- thence N 76 02 00 W 206.04 feet along the North line of said Stokely Street to the place of beginning, passing an iron pin (found) at 33.64 feet, containing 3.97 acres.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

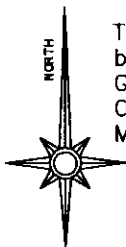
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in June, 1996, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for Quiet of Title Action for the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

DEEDS SECTION 14 APPROVED
FOR RECORDING

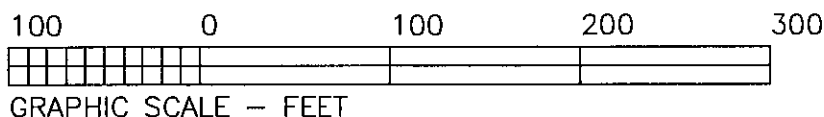


B-4-96

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NOT RECORDABLE
Charles R. Harkness PLS #6885



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).



LEGEND

- STONE (FOUND) WITH X -
- CONCRETE MONUMENT (FOUND)
- AXLE (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- PK NAIL (FOUND)
- POINT
- IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C R HARKNESS PLS 6885)

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Being part of the Northwest Quarter, of Section #3, Township #14, Range #14, of the Congress Lands East of the Scioto River, being the Franklin Local Board of Education property known as the current Roseville Primary School and previous location of the Roseville Elementary School, bounded on the West by the Muskingum/Perry County Line, on the North by Elm Street, on the East by a Railroad, and on the South by Stokely Street, title to which is claimed by Muskingum County deed references Deed Book Volume 464, Page 87, Deed Book Volume 989, Page 23, and by occupation, said property known as Muskingum County Auditor's Parcel Numbers 13-10-08-01-000, and 13-10-08-02-000;

SURVEYOR'S NOTES & REFERENCES:
Stokely Addition to Roseville, Plat Book 3, Page 16. Survey by R H Strait County Surveyor described in Muskingum County deed reference Deed Book 464, Page 87. Survey by Raymond M. Roberts PLS #5803 described in Muskingum County deed reference Deed Book 989, Page 23. Survey by Richard Daniels PLS #5410 recorded in Muskingum County deed reference Deed Book 1082, Page 375. Valuation Maps of a Conrail connecting railway formerly Cleveland, Akron, and Cincinnati Railway. Village of Roseville Street Records, Muskingum County Tax Map and Orthophoto of the area, Perry County Tax Maps of Roseville, USGS Topo Quadrangle Map (Crooksville).
#1- No attempt was made to establish the common line for Muskingum and Perry Counties beyond the existing local survey data found.
#2- Existing Roseville Primary School is located South of Elm Street.
#3- Previous location of Roseville Elementary School is North of Stokely Street.

3.97 Acres
Total

SURVEY FOR:
Franklin Local School District
35 Elm Street
Roseville, Ohio 43777

SECTION: #3 TOWNSHIP: #14 RANGE: #14
VILLAGE OF: Roseville COUNTY: Muskingum STATE OF OHIO
Survey Date: June 1996 Drw date 7/28/96 By: CRH
C. R. HARKNESS SURVEYING & MAPPING INC.
768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367
Job Number: #720C Drawing/Sheet No. Survey Plat

This plat was prepared by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed by Dona Snider PLS #7233 in June, 1996, in accordance with Chapter 4733 of the Administrative Code, and is intended to be used for Quiet of Title Action for the parcel shown and does not intend to show or any easements of record, nor encroachments, unless otherwise indicated.

Charles R. Harkness PLS #6885