

Road Dedication for Coal Hill Road

Being a part of land located in the State of Ohio, County of Muskingum, Meigs Township, part of Sections 23, 25, 26, and 36, Township 12 North, Range 11 West, Congress Lands East of the Scioto River.

Being part of the lands conveyed to Ohio Franklin Realty, LLC. in Official Record 2562, pages 273-396, bounded and described as follows:

Commencing at a concrete monument at the southeast corner of Section 36, Township 12 North, Range 11 West, also being on the line between Muskingum County and Morgan County;

thence along the line dividing Muskingum County and Morgan County, also being the south line of Section 36 North 87 degrees 33 minutes 55 seconds West 641.78 feet to an iron pin found on the southwest corner of the Murphy/Knox Cemetery (Harkness survey – April 2016);

thence continuing along the line dividing Muskingum and Morgan County, also being the south line of Section 36 North 87 degrees 33 minutes 55 seconds West 476.50 feet to an iron pin set;

thence continuing along the line dividing Muskingum and Morgan County, also being the south line of Section 36 North 87 degrees 33 minutes 55 seconds West 45.16 feet to a point in Coal Hill Road (Muskingum County), the **place of beginning** for this road dedication;

thence leaving the line dividing Muskingum and Morgan County, also being the south line of Section 36, and through Ohio Franklin Realty, LLC. (DR 2562-273) the following forty-nine courses:

1. On a curve to the right having a radius of 60.00 feet, a delta angle of 133 degrees 00 minutes 24 seconds, a chord bearing and distance of North 20 degrees 56 minutes 04 seconds West 110.05 feet to an iron pin set;
2. North 02 degrees 23 minutes 25 seconds West 259.37 feet to an iron pin set;
3. North 03 degrees 13 minutes 11 seconds West 197.16 feet to an iron pin set;
4. North 01 degrees 59 minutes 41 seconds East 265.67 feet to an iron pin set;
5. North 02 degrees 04 minutes 44 seconds East 244.94 feet to an iron pin set;
6. On a curve to the left having a radius of 210.00 feet, a delta angle of 46 degrees 04 minutes 19 seconds, a chord bearing and distance of North 20 degrees 57 minutes 26 seconds West 164.35 feet to an iron pin set;
7. North 43 degrees 59 minutes 36 seconds West 481.48 feet to an iron pin set;
8. On a curve to the right having a radius of 2,040.00 feet, a delta angle of 16 degrees 07 minutes 12 seconds, a chord bearing and distance of North 35 degrees 50 minutes 58 seconds West 549.62 feet to an iron pin set;
9. North 27 degrees 42 minutes 21 seconds West 600.94 feet to an iron pin set;
10. North 28 degrees 24 minutes 08 seconds West 283.55 feet to an iron pin set;
11. North 31 degrees 08 minutes 43 seconds West 184.14 feet to an iron pin set;
12. North 32 degrees 09 minutes 18 seconds West 646.04 feet to an iron pin set;
13. North 32 degrees 35 minutes 31 seconds West 272.91 feet to an iron pin set;

14. On a curve to the right having a radius of 1,040.00 feet, a delta angle of 28 degrees 58 minutes 05 seconds, a chord bearing and distance of North 18 degrees 06 minutes 28 seconds West 520.23 feet to an iron pin set;
15. On a curve to the left having a radius of 1,960.00 feet, a delta angle of 18 degrees 47 minutes 40 seconds, a chord bearing and distance of North 13 degrees 01 minutes 15 seconds West 640.05 feet to an iron pin set;
16. North 22 degrees 25 minutes 05 seconds West 388.14 feet to an iron pin set;
17. On a curve to the left having a radius of 960.00 feet, a delta angle of 24 degrees 01 minutes 56 seconds, a chord bearing and distance of North 34 degrees 26 minutes 03 seconds West 399.72 feet to an iron pin set;
18. North 46 degrees 27 minutes 01 seconds West 212.44 feet to an iron pin set;
19. North 41 degrees 40 minutes 15 seconds West 198.49 feet to an iron pin set;
20. North 38 degrees 58 minutes 54 seconds West 483.62 feet to an iron pin set;
21. North 37 degrees 26 minutes 28 seconds West 671.90 feet to an iron pin set;
22. On a curve to the right having a radius of 1,040.00 feet, a delta angle of 17 degrees 08 minutes 11 seconds, a chord bearing and distance of North 28 degrees 52 minutes 23 seconds West 309.89 feet to an iron pin set;
23. North 20 degrees 18 minutes 18 seconds West 226.57 feet to an iron pin set;
24. On a curve to the left having a radius of 960.00 feet, a delta angle of 18 degrees 58 minutes 27 seconds, a chord bearing and distance of North 29 degrees 47 minutes 31 seconds West 316.46 feet to an iron pin set;
25. North 39 degrees 16 minutes 45 seconds West 342.47 feet to an iron pin set;
26. North 40 degrees 49 minutes 25 seconds West 409.42 feet to an iron pin set;
27. North 43 degrees 37 minutes 12 seconds West 239.83 feet to an iron pin set;
28. North 46 degrees 03 minutes 45 seconds West 216.24 feet to an iron pin set;
29. North 36 degrees 02 minutes 01 seconds West 151.10 feet to an iron pin set;
30. North 30 degrees 04 minutes 33 seconds West 140.29 feet to an iron pin set;
31. North 27 degrees 45 minutes 34 seconds West 213.91 feet to an iron pin set;
32. On a curve to the right having a radius of 540.00 feet, a delta angle of 42 degrees 14 minutes 41 seconds, a chord bearing and distance of North 06 degrees 38 minutes 15 seconds West 389.19 feet to an iron pin set;
33. North 14 degrees 29 minutes 05 seconds East 111.20 feet to an iron pin set;
34. North 19 degrees 14 minutes 55 seconds East 140.32 feet to an iron pin set;
35. North 21 degrees 03 minutes 25 seconds East 140.44 feet to an iron pin set;
36. North 19 degrees 29 minutes 41 seconds East 302.37 feet to an iron pin set;
37. North 21 degrees 28 minutes 42 seconds East 258.97 feet to an iron pin set;
38. North 16 degrees 05 minutes 53 seconds East 82.37 feet to an iron pin set;
39. North 12 degrees 36 minutes 30 seconds East 117.65 feet to an iron pin set;
40. On a curve to the left having a radius of 1,160.00 feet, a delta angle of 29 degrees 05 minutes 43 seconds, a chord bearing and distance of North 01 degrees 56 minutes 22 seconds West 582.75 feet to an iron pin set;
41. On a curve to the right having a radius of 940.00 feet, a delta angle of 33 degrees 54 minutes 50 seconds, a chord bearing and distance of North 00 degrees 28 minutes 11 seconds East 548.31 feet to an iron pin set;

42. On a curve to the left having a radius of 560.00 feet, a delta angle of 32 degrees 43 minutes 42 seconds, a chord bearing and distance of North 01 degrees 03 minutes 45 seconds East 315.55 feet to an iron pin set;
43. North 15 degrees 18 minutes 06 seconds West 71.67 feet to an iron pin set;
44. North 26 degrees 24 minutes 36 seconds West 78.84 feet to an iron pin set;
45. North 29 degrees 20 minutes 46 seconds West 198.53 feet to an iron pin set;
46. On a curve to the right having a radius of 840.00 feet, a delta angle of 21 degrees 23 minutes 48 seconds, a chord bearing and distance of North 18 degrees 38 minutes 52 seconds West 311.87 feet to an iron pin set;
47. North 07 degrees 56 minutes 59 seconds West 164.27 feet to an iron pin set;
48. On a curve to the left having a radius of 760.00 feet, a delta angle of 13 degrees 46 minutes 25 seconds, a chord bearing and distance of North 14 degrees 50 minutes 11 seconds West 182.26 feet to an iron pin set;
49. North 21 degrees 43 minutes 23 seconds West 345.39 feet to an iron pin set on the south right-of-way of Rural Dale Road (County Road 31) (40' wide);

thence along the south right-of-way of Rural Dale Road (County Road 31) (40' wide) North 81 degrees 14 minutes 57 seconds East 82.10 feet to an iron pin set;

thence leaving the south right-of-way of Rural Dale Road (County Road 31) (40' wide) and through Ohio Franklin Realty, LLC. (DR 2562-273) the following fifty-one courses:

1. South 21 degrees 43 minutes 23 seconds East 326.96 feet to an iron pin set;
2. On a curve to the right having a radius of 840.00 feet, a delta angle of 13 degrees 46 minutes 25 seconds, a chord bearing and distance of South 14 degrees 50 minutes 11 seconds East 201.45 feet to an iron pin set;
3. South 07 degrees 56 minutes 59 seconds East 164.27 feet to an iron pin set;
4. On a curve to the left having a radius of 760.00 feet, a delta angle of 21 degrees 23 minutes 48 seconds, a chord bearing and distance of South 18 degrees 38 minutes 52 seconds East 282.17 feet to an iron pin set;
5. South 29 degrees 20 minutes 46 seconds East 200.58 feet to an iron pin set;
6. South 26 degrees 24 minutes 36 seconds East 88.67 feet to an iron pin set;
7. South 15 degrees 18 minutes 06 seconds East 79.45 feet to an iron pin set;
8. On a curve to the right having a radius of 640.00 feet, a delta angle of 32 degrees 43 minutes 42 seconds, a chord bearing and distance of South 01 degrees 03 minutes 45 seconds West 360.63 feet to an iron pin set;
9. On a curve to the left having a radius of 860.00 feet, a delta angle of 33 degrees 54 minutes 50 seconds, a chord bearing and distance of South 00 degrees 28 minutes 11 seconds West 501.64 feet to an iron pin set;
10. On a curve to the right having a radius of 1,240.00 feet, a delta angle of 29 degrees 05 minutes 43 seconds, a chord bearing and distance of South 01 degrees 56 minutes 22 seconds East 622.94 feet to an iron pin set;
11. South 12 degrees 36 minutes 30 seconds West 120.09 feet to an iron pin set;
12. South 16 degrees 05 minutes 53 seconds West 88.57 feet to an iron pin set;
13. South 21 degrees 28 minutes 42 seconds West 261.34 feet to an iron pin set;
14. South 19 degrees 29 minutes 41 seconds West 302.08 feet to an iron pin set;

15. South 21 degrees 03 minutes 25 seconds West 140.27 feet to an iron pin set;
16. South 19 degrees 14 minutes 55 seconds West 135.73 feet to an iron pin set;
17. South 14 degrees 29 minutes 05 seconds West 107.87 feet to an iron pin set;
18. On a curve to the left having a radius of 460.00 feet, a delta angle of 42 degrees 14 minutes 41 seconds, a chord bearing and distance of South 06 degrees 38 minutes 15 seconds East 331.53 feet to an iron pin set;
19. South 27 degrees 45 minutes 34 seconds East 212.29 feet to an iron pin set;
20. South 30 degrees 04 minutes 33 seconds East 134.51 feet to an iron pin set;
21. South 36 degrees 02 minutes 01 seconds East 139.92 feet to an iron pin set;
22. South 46 degrees 03 minutes 45 seconds East 210.93 feet to an iron pin set;
23. South 43 degrees 37 minutes 12 seconds East 243.49 feet to an iron pin set;
24. South 40 degrees 49 minutes 25 seconds East 412.45 feet to an iron pin set;
25. South 39 degrees 16 minutes 45 seconds East 343.55 feet to an iron pin set;
26. On a curve to the right having a radius of 1,040.00 feet, a delta angle of 18 degrees 58 minutes 27 seconds, a chord bearing and distance of South 29 degrees 47 minutes 31 seconds East 342.84 feet;
27. South 20 degrees 18 minutes 18 seconds East 226.57 feet to an iron pin set;
28. On a curve to the left having a radius of 960.00 feet, a delta angle of 17 degrees 08 minutes 11 seconds, a chord bearing and distance of South 28 degrees 52 minutes 23 seconds East 286.05 feet to an iron pin set;
29. South 37 degrees 26 minutes 28 seconds East 670.82 feet to an iron pin set;
30. South 38 degrees 58 minutes 54 seconds East 480.67 feet to an iron pin set;
31. South 41 degrees 40 minutes 15 seconds East 193.27 feet to an iron pin set;
32. South 46 degrees 27 minutes 01 seconds East 209.10 feet to an iron pin set;
33. On a curve to the right having a radius of 1,040.00 feet, a delta angle of 24 degrees 01 minutes 56 seconds, a chord bearing and distance of South 34 degrees 26 minutes 03 seconds East 433.03 feet to an iron pin set;
34. South 22 degrees 25 minutes 05 seconds East 388.14 feet to an iron pin set;
35. On a curve to the right having a radius of 2,040.00 feet, a delta angle of 18 degrees 47 minutes 40 seconds, a chord bearing and distance of South 13 degrees 01 minutes 15 seconds East 666.17 feet to an iron pin set;
36. On a curve to the left having a radius of 960.00 feet, a delta angle of 28 degrees 58 minutes 05 seconds, a chord bearing and distance of South 18 degrees 06 minutes 28 seconds East 480.21 feet to an iron pin set;
37. South 32 degrees 35 minutes 31 seconds East 273.21 feet to an iron pin set;
38. South 32 degrees 09 minutes 18 seconds East 647.05 feet to an iron pin set;
39. South 31 degrees 08 minutes 43 seconds East 186.76 feet to an iron pin set;
40. South 28 degrees 24 minutes 08 seconds East 285.95 feet to an iron pin set;
41. South 27 degrees 42 minutes 21 seconds East 601.43 feet to an iron pin set;
42. On a curve to the left having a radius of 1,960.00 feet, a delta angle of 15 degrees 27 minutes 04 seconds, a chord bearing and distance of South 35 degrees 50 minutes 58 seconds East 526.96 feet to an iron pin set;
43. South 43 degrees 59 minutes 36 seconds East 481.48 feet to an iron pin set;

44. On a curve to the right having a radius of 290.00 feet, a delta angle of 46 degrees 04 minutes 19 seconds, a chord bearing and distance of South 20 degrees 57 minutes 26 seconds East 226.96 feet to an iron pin set;
45. South 02 degrees 04 minutes 44 seconds West 244.88 feet to an iron pin set;
46. South 01 degrees 59 minutes 41 seconds West 261.97 feet to an iron pin set;
47. South 03 degrees 13 minutes 11 seconds East 26.34 feet to an iron pin set at the intersection with the proposed north right-of-way of Murphy-Knox Cemetery Road (40'wide);
48. South 03 degrees 13 minutes 11 seconds East 40.48 feet to an iron pin set at the intersection with the proposed south right-of-way of Murphy-Knox Cemetery Road;
49. South 03 degrees 13 minutes 11 seconds East 127.27 feet to an iron pin set;
50. South 02 degrees 23 minutes 25 seconds East 259.63 feet an iron pin set;
51. On a curve to the right having a radius of 60.00 feet, a delta angle of 143 degrees 21 minutes 59 seconds, a chord bearing and distance of South 20 degrees 52 minutes 35 seconds West 113.92 feet to the place of beginning containing 27.113 acres, more or less.

AUDITOR'S PARCEL #'s:

Part of Parcel Nos.: 40-60-23-01-000 ($\pm$ 3.922 acres)
40-90-25-01-000 ($\pm$ 0.168 acres)
40-90-25-09-000 ($\pm$ 4.303 acres)
40-90-25-12-000 ($\pm$ 0.941 acres)
40-90-26-01-000 ($\pm$ 5.345 acres)
40-90-26-15-000 ($\pm$ 1.096 acres)
40-90-36-03-000 ($\pm$ 3.394 acres)
40-90-36-10-000 ($\pm$ 0.804 acres)
40-90-36-21-000 ($\pm$ 0.005 acres)
40-90-36-23-000 ($\pm$ 2.670 acres)
40-90-36-26-000 ($\pm$ 0.088 acres)
40-90-36-27-000 ($\pm$ 2.960 acres)
40-90-36-30-000 ($\pm$ 0.090 acres)
40-90-36-31-000 (+ 1.327 acres)
TOTAL + 27.113 ACRES

This legal description was written by Denis P. Swierz based on a field survey completed October 2017- February 2018 by Muskingum County Engineers' Office. The bearings in this description are based on NAD83 (2011), Ohio South Zone, State Plane Coordinates, as per observations from NGS monument ZENO (JX2272).

Subject to all easements, right of ways, restrictions, reservations, etc.. of record and those that may be implied.



Denis P. Swierz (Reg. Surv. No. 8062)

3/23/18
Date

DESCRIPTION
APPROVED
By: [Signature] 3/26/18

ROAD DEDICATION PLAT FOR COAL HILL ROAD (TR 457) (O.R.C. 5553.31)

STATE OF OHIO, MUSKINGUM COUNTY, MEIGS TOWNSHIP, PART OF SECTIONS 23, 25, 26, & 36 TOWNSHIP 12 NORTH, RANGE 11 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER

PART OF PARCEL #:	40-60-23-01-000	± 3.922 ACRES
PART OF PARCEL #:	40-90-25-01-000	± 0.168 ACRES
PART OF PARCEL #:	40-90-25-09-000	± 4.303 ACRES
PART OF PARCEL #:	40-90-25-12-000	± 0.941 ACRES
PART OF PARCEL #:	40-90-26-01-000	± 5.345 ACRES
PART OF PARCEL #:	40-90-26-15-000	± 1.096 ACRES
PART OF PARCEL #:	40-90-36-03-000	± 3.394 ACRES
PART OF PARCEL #:	40-90-36-10-000	± 0.804 ACRES
PART OF PARCEL #:	40-90-36-21-000	± 0.005 ACRES
PART OF PARCEL #:	40-90-36-23-000	± 2.670 ACRES
PART OF PARCEL #:	40-90-36-26-000	± 0.088 ACRES
PART OF PARCEL #:	40-90-36-27-000	± 2.960 ACRES
PART OF PARCEL #:	40-90-36-30-000	± 0.090 ACRES
PART OF PARCEL #:	40-90-36-31-000	± 1.327 ACRES
TOTAL ACREAGE		±27.113 ACRES

DEDICATION

I, THE UNDERSIGNED, BEING THE LEGAL REPRESENTATIVE OF OHIO FRANKLIN REALTY, LLC., WHICH HAS ALL RIGHTS, TITLE AND INTEREST IN THE REAL ESTATE SHOWN, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO THE ROADS AS SHOWN, AND DO HEREBY DEDICATE THEM TO THE PUBLIC.

OHIO FRANKLIN REALTY, LLC
REPRESENTATIVE

WITNESS

WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY PERSONALLY APPEARED, _____, LEGAL REPRESENTATIVE OF OHIO FRANKLIN REALTY, LLC, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 201 ____.

NOTARY

MUSKINGUM COUNTY ENGINEER

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO (O.R.C. 5553.31)

DOUGLAS R. DAVIS, P.E., P.S.
COUNTY ENGINEER

DATE: _____

MUSKINGUM COUNTY COMMISSIONERS

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO (O.R.C. 5553.31)

JAMES W. PORTER

MOLLIE CROOKS

CINDY CAMERON

DATE: _____

SUBMITTED FOR ACCEPTANCE AND APPROVAL

CLERK OF COUNTY COMMISSIONERS

CERTIFICATE OF SURVEYOR

DENIS P. SWIERZ, DOES HEREBY CERTIFY THAT THE WITHIN IS A CORRECT DEDICATION PLAT OF COAL HILL ROAD, SAID ROADWAY BEING IN THE TOWNSHIP OF MEIGS, COUNTY OF MUSKINGUM, STATE OF OHIO, AS SURVEYED BY HIM AND CONSISTS OF 27.113 ACRES AND BEING A PART OF THE PREMISES CONVEYED TO OHIO FRANKLIN REALTY, LLC., IN MUSKINGUM COUNTY DEED RECORD 2562-273.

OFFICE COPY NOT RECORDABLE

DENIS P. SWIERZ
REG. SURV. #8062

DATE: 3/23/18

REGISTERED PROFESSIONAL SURVEYOR

MUSKINGUM COUNTY AUDITOR

TRANSFERRED DATE: _____

COUNTY AUDITOR'S OFFICE REP.

MUSKINGUM CO. ENGINEER'S OFFICE

155 REHL ROAD
ZANESVILLE, OHIO 43701
(740) 454-0155

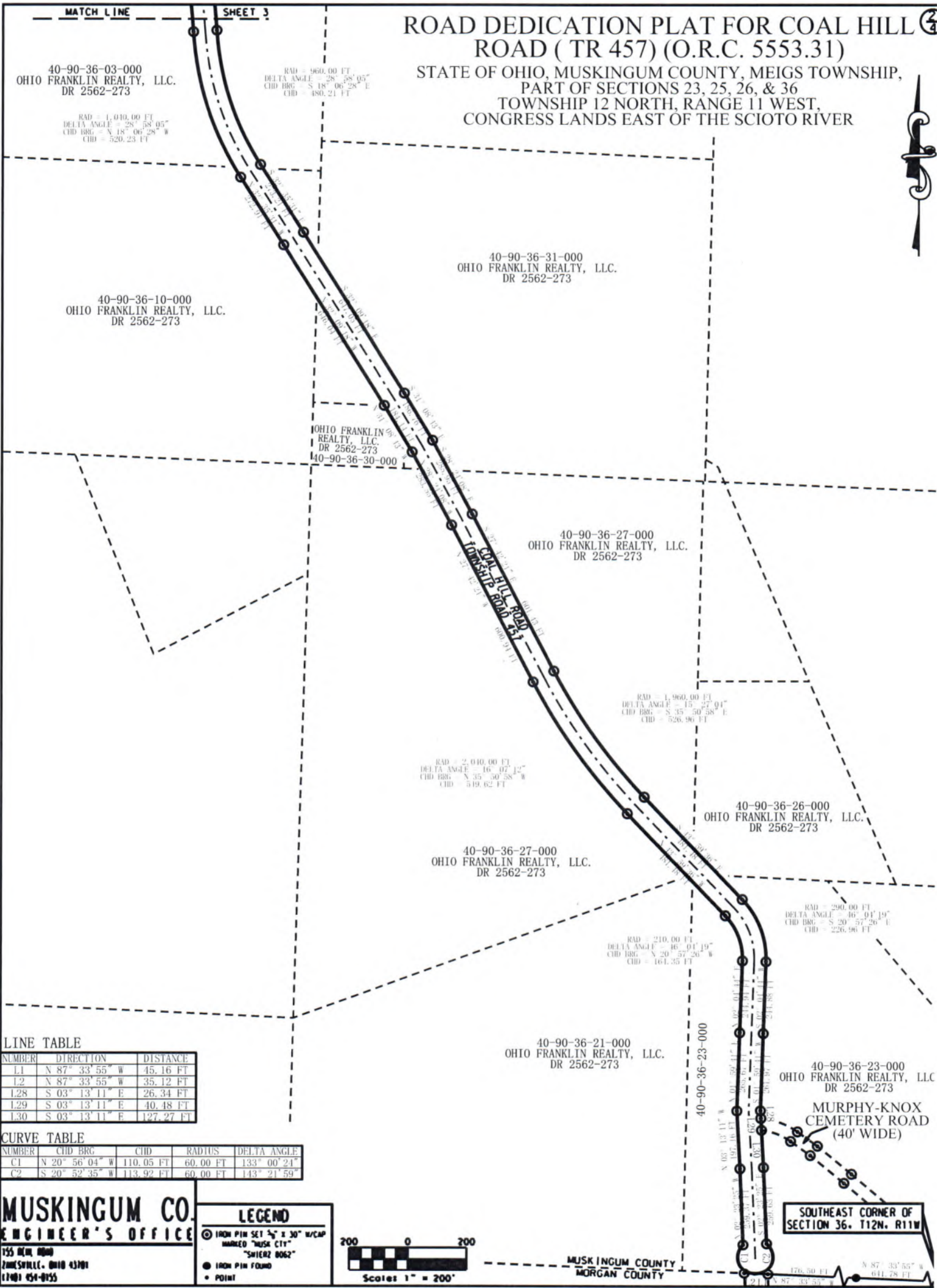
MUSKINGUM COUNTY ENGINEER'S OFFICE

155 REHL ROAD
ZANESVILLE, OHIO 43701
(740) 454-0155

I HEREBY CERTIFY THIS PLAT TO BE CORRECT

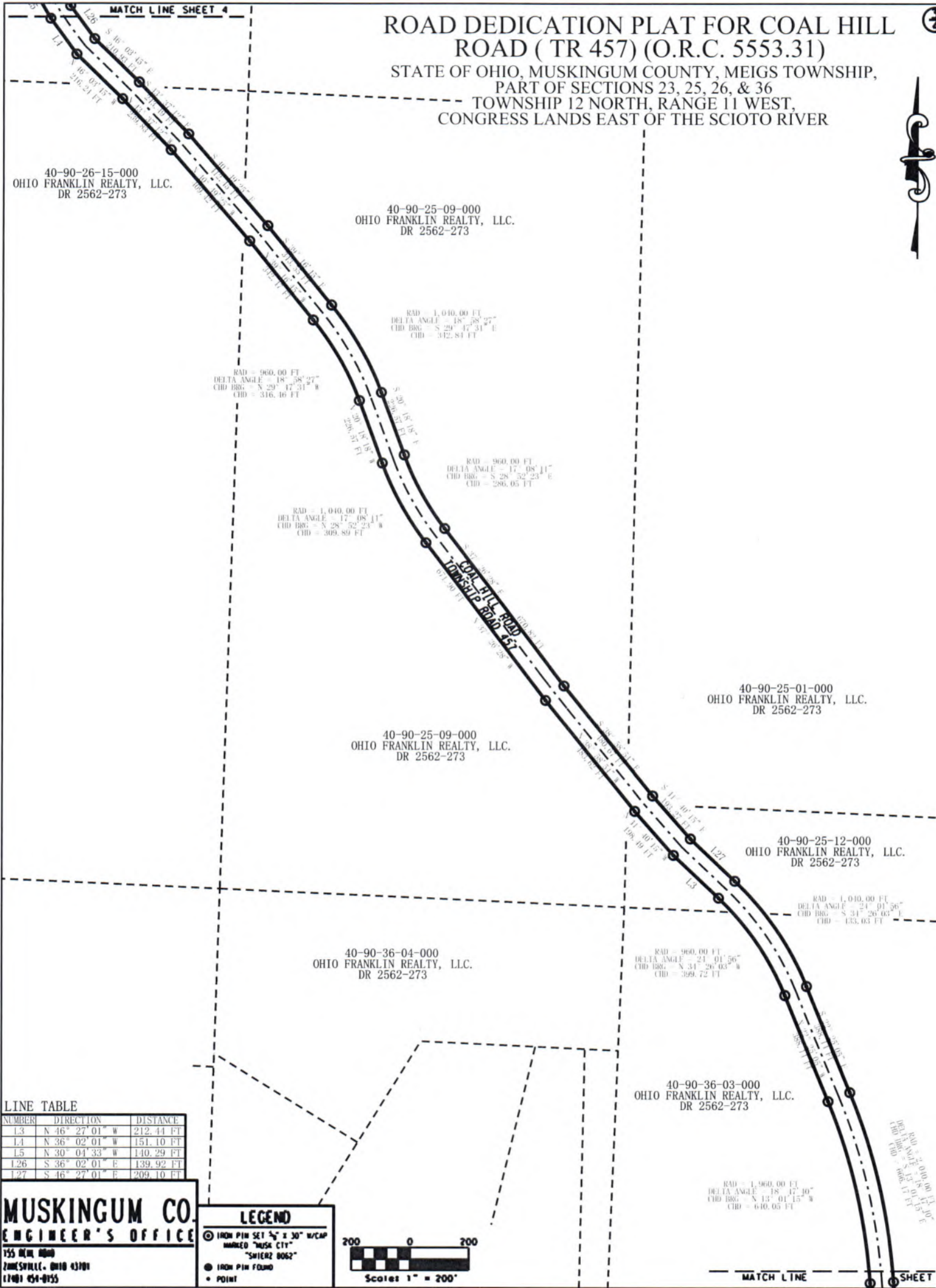
DENIS P. SWIERZ
PS# 8062
DATE: 3/23/18

DESCRIPTION APPROVED
By: [Signature] 3/28/2018



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NOT RECORDABLE

DESCRIPTION
APPROVED
By: *[Signature]*



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DESCRIPTION
APPROVED
By: *[Signature]*



(40' WIDE)
RURAL DALE ROAD (CR 31)

ROAD DEDICATION PLAT FOR COAL HILL ROAD (TR 457) (O.R.C. 5553.31)

STATE OF OHIO, MUSKINGUM COUNTY, MEIGS
TOWNSHIP, PART OF SECTIONS 23, 25, 26, & 36
TOWNSHIP 12 NORTH, RANGE 11 WEST,
CONGRESS LANDS EAST OF THE SCIOTO RIVER

40-60-23-01-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

40-60-23-01-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

40-90-26-01-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

40-90-26-01-000
OHIO FRANKLIN
REALTY, LLC.
DR 2562-273

40-90-26-01-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

40-90-26-01-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

40-90-25-08-000
OHIO FRANKLIN REALTY, LLC.
DR 2562-273

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L5	N 30° 04' 33" W	140.29 FT
L6	N 14° 29' 05" E	111.20 FT
L7	N 19° 14' 55" E	140.32 FT
L8	N 21° 03' 25" E	140.44 FT
L9	N 16° 05' 53" E	82.37 FT
L10	N 12° 36' 30" E	117.65 FT
L11	N 15° 18' 06" W	71.67 FT
L12	N 26° 24' 36" W	78.84 FT
L13	N 07° 56' 59" W	164.27 FT
L14	N 21° 43' 23" W	345.39 FT
L15	N 81° 14' 57" E	82.10 FT
L16	S 21° 43' 23" E	326.96 FT
L17	S 07° 56' 59" E	164.27 FT
L18	S 26° 24' 36" E	88.67 FT
L19	S 15° 18' 06" E	79.45 FT
L20	S 12° 36' 30" W	120.09 FT
L21	S 16° 05' 53" W	88.57 FT
L22	S 21° 03' 25" W	140.27 FT
L23	S 19° 14' 55" W	135.73 FT
L24	S 14° 29' 05" W	107.87 FT
L25	S 30° 04' 33" E	134.51 FT
L26	S 36° 02' 01" E	139.92 FT

MATCH LINE SHEET 3

OFFICE COPY
NOT RECORDABLE

DESCRIPTION

APPROVED

By:

[Signature] 3/26/2018