

40-90-35-24-000

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-2**

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 Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2562, Page 273, and part of** Charlotte Lee Blosser ETAL Shirley Blosser Life Estate property recorded in **Deed Book Volume 1098, Page 577** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Numbers 40-90-35-20-003 and 40-90-35-24-000**, and more particularly described as follows;

Beginning at the calculated common Northern corner for Sections 1 and 2 of Township 11, Range 11 of said Congress Lands, further being on the common line for Muskingum and Morgan Counties and for Townships 11 and 12 of said Congress Lands, from which an iron pin (set) for reference bears North 01 degrees 54 minutes 56 seconds East 3.18 feet;

- #1- **THENCE North 87 degrees 26 minutes 48 seconds West 470.01 feet** along said common County and Township line to an iron pin (set) at the Southwest corner of said Ohio Franklin Realty LLC property;
- #2- **THENCE North 02 degrees 33 minutes 12 seconds East 251.84 feet** into Section 35, Megis Township, Muskingum County, and along the West line of said Ohio Franklin Realty LLC property and through said Blosser property to an unmarked point in Horse Run Road (Township Road 221), passing an iron pin (set) at 218.72 feet;
- #3- **THENCE North 79 degrees 27 minutes 50 seconds East 7.77 feet** along said road and through said Ohio Franklin Realty LLC and Blosser properties to an unmarked point;
- #4- **THENCE North 82 degrees 23 minutes 36 seconds East 73.71 feet** continuing along said road and through said properties to an unmarked point;
- #5- **THENCE South 81 degrees 27 minutes 47 seconds East 78.78 feet** continuing along said road and through said properties to an unmarked point;
- #6- **THENCE South 70 degrees 33 minutes 06 seconds East 57.64 feet** continuing along said road and through said properties to an unmarked common corner for said Ohio Franklin Realty LLC, and Blosser properties and for the Travis G Curlutu property recorded in Deed Book Volume 1064, Page 580;
- #7- **THENCE South 67 degrees 45 minutes 11 seconds East 112.33 feet** continuing along said road and common line for said Ohio Franklin Realty LLC, Blosser, and Curlutu properties to an unmarked point;
- #8- **THENCE South 74 degrees 22 minutes 07 seconds East 113.14 feet** continuing along said road and properties to an unmarked point;
- #9- **THENCE South 69 degrees 49 minutes 50 seconds East 96.51 feet** continuing along said road and properties to the unmarked Northwest corner of the John R Matheney and Betty Lu Matheney property recorded in Deed Book Volume 713, Page 350;
- #10- **THENCE South 21 degrees 38 minutes 38 seconds West 157.65 feet** leaving said road, along the common line for said Blosser and Matheney properties, and through said Ohio Franklin Realty LLC property to the place of beginning **containing 2.55 acres** of which 0.25 acres are within the right of way for Horse Run Road (Township Road #221).

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 or found) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

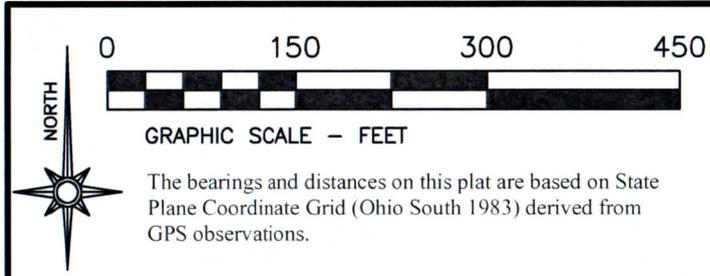
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 14, 2018 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness
Charles R. Harkness PLS #6885

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**
[Signature]

**DESCRIPTION
APPROVED**
By: *[Signature]*



- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED
(C R HARKNESS PLS #6885)
 - PIN (FOUND)
 - △ POINT (UNMARKED)
 - STONE (FOUND) MARKED

Situated in the State of Ohio, County of Muskingum, Township of Meigs:
 Being part of Southeast 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, and part of** the Charlotte Lee Blosser ETAL
 property recorded in **Deed Book Volume 1098, Page 577** of said county's
 deed records, further **being part of** Muskingum County Auditor's Parcel
Numbers 40-90-35-20-003 and 40-90-35-24-000.

Charlotte Lee Blosser ETAL
 Shirley Blosser Life/Est
 DB Vol. 1098, Page 577.
 Par No 40-90-35-20-003

Muskingum County - Meigs Township - Twp 12
Morgan County - Bristol Township - Twp 11

(Twp Road 221)
 Horse Run Road

Passing 218.72'

251.84' N 02°33'12" E

73.71' N 82°23'36" E

78.78' S 81°27'47" E

57.64' S 70°33'06" E

112.33' S 67°45'11" E

113.14' S 74°22'07" E

96.51' S 69°49'50" E

157.65' S 21°38'38" W

149.70' S 87°33'57" E

232.64'

104.23'

25.86'

20.81'

N 87°26'48" W 533.69'

N 01°54'56" E 3.18' Ref Pin

N 87°26'48" W 470.01'

N 08°04'37" E 213.77'

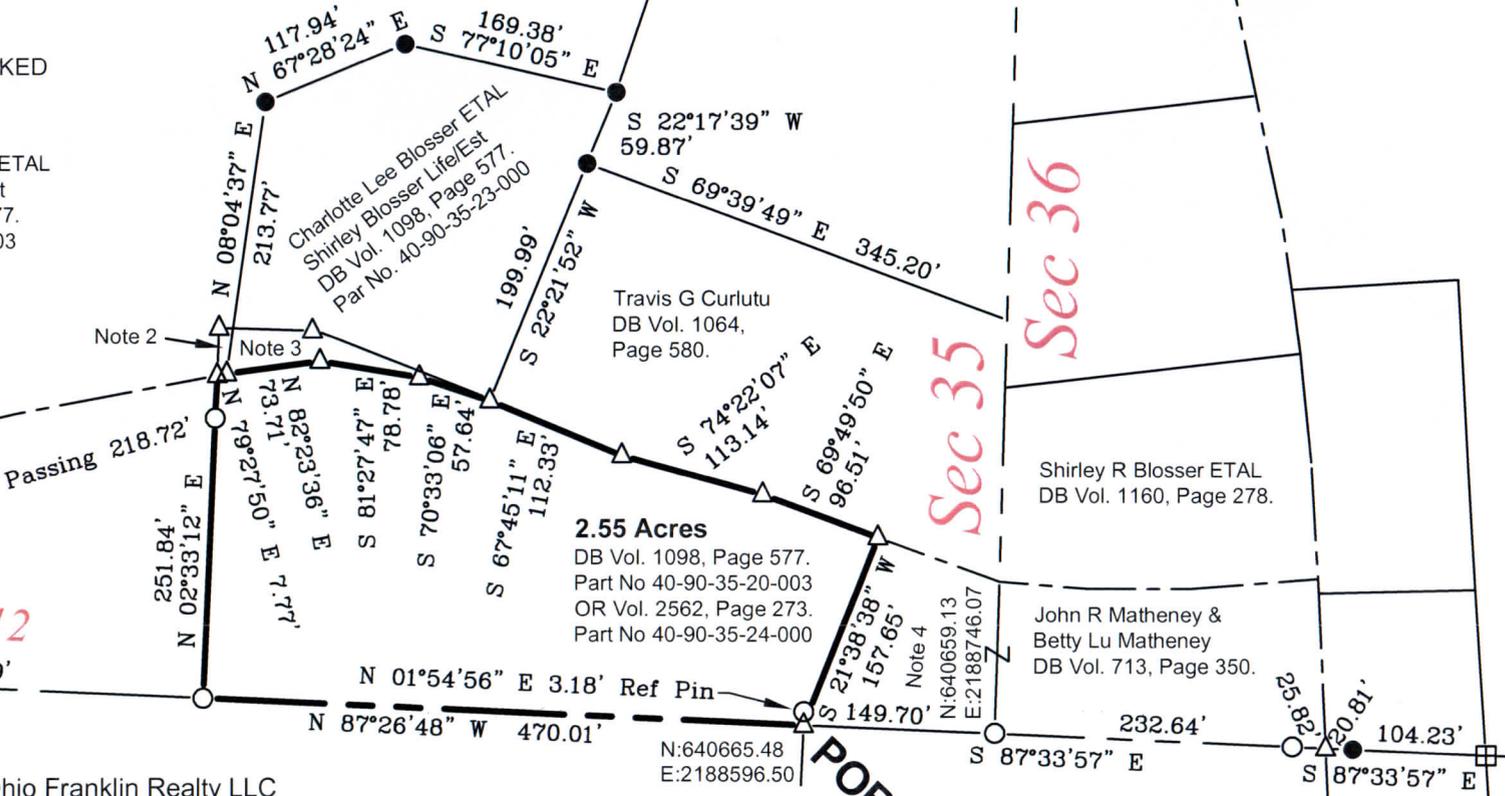
N 67°28'24" E 117.94'

S 77°10'05" E 169.38'

S 22°17'39" W 59.87'

S 69°39'49" E 345.20'

S 22°21'52" W 199.99'



70-70-33-24-000 PL

Ohio Franklin Realty LLC
 Morgan County Deed Records
 OR Vol. 219, Page 3123.



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
 NOT RECORDABLE**

Charles R. Harkness PLS #6885

DESCRIPTION APPROVED
 By: *[Signature]*

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- This parcel overlaps both listed deeds and is currently taxed by both Auditor's Parcel Numbers.
Note #2- Overlap of Parcels 40-90-35-23-000 and 40-90-35-24-000.
Note #3- Overlap of Parcels 40-90-35-20-003 and 40-90-35-24-000.
Note #4- Overlap of Matheney property in Section 35 with Ohio Franklin Realty LLC Parcel 40-90-35-24-000.
Note #5- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factors Section 35- 1.00008412837843 Section 36- 1.00008349282043
Note #6- Right of way width for Horse Run Road is listed as 40 feet and occupies 0.25 Acres of the surveyed parcel.

**APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR**

[Signature]

SURVEY FOR:	Ohio Franklin Realty LLC		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122
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SURVEYED: 3/14/18	DRAWN: 3/24/18	Job Number Job#2500	Drawing/Sheet Plat Blosser-2
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Date: 4/27/18 Fee Paid: _____