

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2873-1

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

Being part of Military Lots 19, 20, and 22, Quarter Township 2, Township 3, Range 6, of the US Military District, further **being part of** the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2568, Page 616** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **02-01-02-45-000**, and more particularly described as follows;

- Beginning at an iron pin (found capped 7113 Linn) at the common corner for Lots 11, 12, 19, and 20 all of said Adams Township, Quarter Township 2, Township 3, and Range 6;
- #1- **THENCE South 88 degrees 17 minutes 58 seconds East 957.86 feet** along the common line for Lots 11 and 20, further being a common line for said Ohio Franklin Realty, LLC property and for the AEP Generation Resources Inc. property recorded in Official Record Volume 2520, Page 262 to an unmarked point in the centerline of Reiker Hill Road, passing an iron pin (set) at 923.07 feet;
 - #2- **THENCE South 04 degrees 12 minutes 41 seconds West 144.97 feet along the chord of a curve to the left having, a radius of 276.50 feet, and arc length of 146.68 feet** into Lot 20, along said road, and through said Ohio Franklin Realty, LLC property to an unmarked point;
 - #3- **THENCE South 10 degrees 59 minutes 11 seconds East 156.77 feet** continuing along said road, and through said property to an unmarked point;
 - #4- **THENCE South 01 degrees 35 minutes 50 seconds West 274.94 feet along the chord of a curve to the right having, a radius of 631.00 feet, and arc length of 277.16 feet** continuing along said road, and through said property to an unmarked point;
 - #5- **THENCE South 14 degrees 10 minutes 51 seconds West 160.02 feet** continuing along said road, and through said property to an unmarked point from which an iron pin (set) for reference bears South 24 degrees 27 minutes 05 seconds East 35.81 feet;
 - #6- **THENCE South 15 degrees 10 minutes 10 seconds West 349.06 feet** continuing along said road, and through said property to an unmarked point;
 - #7- **THENCE South 20 degrees 32 minutes 40 seconds West 311.86 feet along the chord of a curve to the right having, a radius of 1664.60 feet, and arc length of 312.32 feet** continuing along said road, and through said property to an unmarked point from which an iron pin (set) for reference bears South 60 degrees 32 minutes 11 seconds East 22.88 feet;
 - #8- **THENCE South 31 degrees 37 minutes 33 seconds West 201.65 feet along the chord of a curve to the right having, a radius of 1014.00 feet, and arc length of 201.98 feet** continuing along said road, and through said property to an unmarked point;
 - #9- **THENCE South 53 degrees 39 minutes 02 seconds West 367.79 feet along the chord of a curve to the right having, a radius of 654.50 feet, and arc length of 372.81 feet** continuing along said road, and through said property to an unmarked point from which an iron pin (set) for reference bears South 58 degrees 36 minutes 55 seconds East 37.14 feet;
 - #10- **THENCE South 80 degrees 31 minutes 25 seconds West 483.77 feet along the chord of a curve to the right having, a radius of 1320.50 feet, and arc length of 486.52 feet** continuing along said road, through said property, crossing into Lot 19, to an unmarked point;
 - #11- **THENCE South 71 degrees 08 minutes 25 seconds West 255.76 feet along the chord of a curve to the left having, a radius of 375.00 feet, and arc length of 261.00 feet** continuing along said road, and through said property to an unmarked point from which an iron pin (set) for reference bears North 08 degrees 18 minutes 38 seconds West 56.76 feet;
 - #12- **THENCE South 40 degrees 19 minutes 32 seconds West 327.38 feet along the chord of a curve to the left having, a radius of 867.50 feet, and arc length of 329.35 feet** continuing along said road, and through said property to an unmarked point;
 - #13- **THENCE South 29 degrees 26 minutes 56 seconds West 208.58 feet** continuing along said road, and through said property to an unmarked point;
 - #14- **THENCE South 32 degrees 10 minutes 19 seconds West 127.96 feet** continuing along said road, and through said property to an unmarked point;
 - #15- **THENCE South 39 degrees 46 minutes 56 seconds West 200.90 feet along the chord of a curve to the right having, a radius of 758.50 feet, and arc length of 201.49 feet** continuing along said road, through said property, and crossing into Lot 22, to an unmarked corner of the John Vansickle and Bruce Vansickle property recorded in Official Record Volume 2155, Page 288, from which an iron pin (set) for reference bears South 88 degrees 47 minutes 41 seconds East 30.10 feet;

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- #16- **THENCE South 50 degrees 58 minutes 12 seconds West 94.66 feet along the chord of a curve to the right having, a radius of 758.50 feet, and arc length of 94.72 feet continuing along said road, and along said Ohio Franklin Realty, LLC and Vansickle properties to an unmarked point;**
- #17- **THENCE South 54 degrees 32 minutes 51 seconds West 295.69 feet continuing along said road, and through said property to an unmarked point;**
- #18- **THENCE South 51 degrees 58 minutes 42 seconds West 121.52 feet continuing along said road, and through said property to an unmarked point;**
- #19- **THENCE South 27 degrees 34 minutes 26 seconds West 278.15 feet along the chord of a curve to the left having, a radius of 336.60 feet, and arc length of 286.74 feet continuing along said road, and through said property to an unmarked point;**
- #20- **THENCE South 03 degrees 10 minutes 10 seconds West 81.02 feet continuing along said road, and through said property to an unmarked point;**
- #21- **THENCE South 01 degrees 51 minutes 25 seconds West 238.90 feet continuing along said road, and through said property to an unmarked point;**
- #22- **THENCE South 05 degrees 28 minutes 56 seconds West 90.22 feet continuing along said road, and through said property to a cotton gin spike (set) at a corner of the Robert B Vernon and Bobbi J Vernon property recorded in Deed Book Volume 1120, Page 282;**
- #23- **THENCE South 48 degrees 12 minutes 48 seconds West 13.02 feet leaving said road centerline and along a common line for said Ohio Franklin Realty, LLC and Vernon properties to an unmarked point on the common line for the East and West Halves of Lot 22;**
- #24- **THENCE North 01 degrees 50 minutes 26 seconds East 149.81 feet along said Half Lot line and common line for said Ohio Franklin Realty, LLC property and for the Gary A Houge and Lori J Houge property recorded in Deed Book Volume 865, Page 224 to an unmarked corner of the Gary Alvin Houge and Lori Jane Houge property recorded in Official Record Volume 1645, Page 940, from which an iron pin (found capped 6923/7923 Biedenbach) bears for reference North 66 degrees 46 minutes 49 seconds West 13.32 feet;**
- #25- **THENCE North 01 degrees 50 minutes 26 seconds East 860.24 feet continuing along said Half Lot line and Ohio Franklin Realty, LLC and Gary Alvin Houge and Lori Jane Houge properties to an iron pin (found capped 6923/7923 Biedenbach) on the common line for Lots 19 and 22;**
- #26- **THENCE South 88 degrees 52 minutes 47 seconds East 4.14 feet continuing along said properties and along the common line for Lots 19 and 22 to an iron pin (set) at the common Southern corner for the East and West Halves of Lot 19;**
- #27- **THENCE North 01 degrees 48 minutes 28 seconds East 326.20 feet continuing along said properties and along said Half Lot line to an iron pin (found capped 6473 TCW) at a corner of the Ronnie Lee Roahrig property recorded in Official Record Volume 3121, Page 61;**
- #28- **THENCE North 01 degrees 48 minutes 28 seconds East 2288.02 feet continuing along said Half Lot line and along said Ohio Franklin Realty, LLC property and along said Roahrig property to a stone (found marked) on the common line for Lots 12 and 19;**
- #29- **THENCE South 89 degrees 09 minutes 23 seconds East 1353.76 feet along said Lots 12 and 19, further being a common line for said Ohio Franklin Realty, LLC and AEP Generation Resources Inc. properties to the place of beginning, containing 110.50 acres, of which 2.15 acres are within an assumed 40 foot right of way for Reiker Hill Road.**

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 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on October 15, 2024 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 or encroachments of record, unless otherwise indicated.

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NOT RECORDED
Charles R. Harkness P.S. #6885



DESCRIPTION
APPROVED
By: D.M. Barnhard
2-11-2026

