

### **Survey for Ohio Franklin Realty, LLC**

Being a part of land located in the State of Ohio, County of Muskingum, Harrison Township and the Village of Philo, part of the south half of Section 30, Township 13 North, Range 12 West, Congress Lands East of the Scioto River.

Being part of the lands conveyed to Ohio Franklin Realty, LLC, in the following instruments:

1. Deed Record 2566, page 383, Tract 3, Parcel 6
2. Deed Record 2566, page 383, Tract 4, Parcel 1
3. Deed Record 2566, page 383, Tract 4, Parcel 2, bounded and described as follows:

Commencing at a concrete monument found at the southwest corner of Lot 11 in Square 30 in a plat of an addition of the north side of the Town of Taylorsville (Deed Record "X", page 397);

thence along the west line of Square 30 North 07 degrees 38 minutes 21 seconds West 236.67 feet to a concrete monument found;

thence continuing along the west line of Square 30, North 07 degrees 38 minutes 21 seconds West 86.45 feet to a point, being the northwest corner of Lot 17 in said Square 30, the **place of beginning** for this parcel;

thence leaving the west line of Square 30 and along the south line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 82 degrees 20 minutes 27 seconds West 192.00 feet to an iron pin set, being the southwest corner of Ohio Franklin Realty (DR 2566-383, tract 4, parcel 1);

thence leaving Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) and through Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 2 and tract 3 parcel 6) the following four courses:

1. North 70 degrees 07 minutes 31 seconds West 559.57 feet to an iron pin set;
2. North 83 degrees 37 minutes 43 seconds West 915.61 feet to an iron pin set;
3. North 78 degrees 13 minutes 58 seconds West 1080.32 feet to an iron pin set;
4. North 55 degrees 58 minutes 29 seconds West 193.02 feet to an iron pin set on the west line of Ohio Franklin Realty, LLC (DR 2566-383, tract 3, parcel 6);

thence along the west line of Ohio Franklin Realty, LLC (DR 2566-383, tract 3, parcel

6) North 02 degrees 36 minutes 41 seconds East 347.36 feet to a mag nail set in the existing centerline of Old River Road (County Road 6);

thence along the existing centerline of Old River Road (County Road 6) the following seventeen courses:

1. South 79 degrees 47 minutes 51 seconds East 98.92 feet to a point;
2. South 76 degrees 59 minutes 43 seconds East 171.32 feet to a point;
3. South 75 degrees 24 minutes 34 seconds East 280.31 feet to a point;
4. South 77 degrees 17 minutes 12 seconds East 127.68 feet to a point;
5. South 78 degrees 30 minutes 19 seconds East 142.04 feet to a mag nail set;
6. South 79 degrees 25 minutes 35 seconds East 167.85 feet to a point;
7. South 78 degrees 17 minutes 43 seconds East 315.14 feet to a mag nail set;

8. South 84 degrees 11 minutes 54 seconds East 95.00 feet to a point;
9. South 88 degrees 15 minutes 16 seconds East 161.96 feet to a mag nail set;
10. South 86 degrees 13 minutes 56 seconds East 56.99 feet to a point;
11. South 82 degrees 39 minutes 59 seconds East 86.18 feet to a point;
12. South 81 degrees 56 minutes 06 seconds East 378.87 feet to a point;
13. South 79 degrees 52 minutes 15 seconds East 224.00 feet to a point;
14. South 77 degrees 16 minutes 56 seconds East 274.45 feet to a point;
15. South 74 degrees 11 minutes 27 seconds East 140.29 feet to a mag nail set;
16. On a curve to the right having a radius of 800.00 feet, a delta of 21 degrees 33 minutes 17 seconds, a chord bearing and distance of South 63 degrees 24 minutes 49 seconds East 299.19 feet to a mag nail set;
17. South 52 degrees 38 minutes 10 seconds East 11.99 feet to a point;

thence leaving the centerline of Old River Road (County Road 6) and along the east line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 07 degrees 39 minutes 35 seconds East 125.86 feet to a point;

thence continuing along the east line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 07 degrees 39 minutes 35 seconds East 23.26 feet to a concrete monument found;

thence continuing along the east line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 07 degrees 39 minutes 35 seconds East 134.45 feet to a concrete monument found disturbed, being the southeast corner of Ohio Franklin Realty, LLC (DR 2566-383);

thence along the south line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 82 degrees 20 minutes 27 seconds West 19.91 feet to a concrete monument found;

thence continuing along the south line of Ohio Franklin Realty, LLC (DR 2566-383, tract 4, parcel 1) South 82 degrees 20 minutes 27 seconds West 138.09 feet to the place of beginning containing 28.37 acres, more or less.

**AUDITOR'S PARCEL #'s:**

Part of Parcel No.: 20-10-01-03-000 ( $\pm$  25.36 acres)

All of Parcel No.: 20-20-01-21-000 (+ 3.01 acres)

TOTAL + 28.37 ACRES

This legal description was written by Denis P. Swierz based on a field survey completed December 2011 and July 2014 by Muskingum County Engineers' Office. The bearings in this description are based on NAD 83, Ohio South Zone, State Plane Coordinates as per GPS observations from Muskingum County Engineer monument – PHILO.

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

**OFFICE COPY**

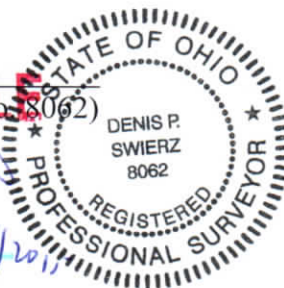
**NOT RECORDABLE**

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

DESCRIPTION

APPROVED

By:



5/6/15

Date



**Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.**

DR 1042-525

DR 1042-525

DR 2566-383,  
TRACT 3, PARCEL 6

DR 2566-383,  
TRACT 3, PARCEL 6

TRACT 3, PARCEL 1

TRACT 3, PARCEL 3

TRACT 4. PARCEL

(740) 454-0155

SEPTEMBER 2011

## LEGEND

- ⊙ IRON PIN SET 4" X .30" W/CAP  
MARKED "MUSK CITY"  
"SWIERZ 8002"
- ▲ RAILROAD SPIKE POUND
- ▲ MAG NAIL SET
- AXLE POUND
- CONCRETE MOUNTMENT POUND
- IRON PIPE POUND

- IRON PIN FOUND
- POINT
- ☒ HIGH TENSION TOWER

NUMBER	DIRECTION	DISTANCE
L1	N 07°38.21" W	2.36.67 FT
L2	N 07°38.21" W	86.43 FT
L3	S 82°20.27" W	192.00 FT
L4	S 79°47.51" E	98.92 FT

L7	S 78°30'19" E	142.84 FT
L8	S 79°25'57" E	167.85 FT
L9	S 84°1'54" E	95.00 FT
L10	S 88°15'16" E	161.96 FT
L11	S 86°13'56" E	56.99 FT
L12	S 82°39'59" E	86.18 FT
L13	S 74°1'27" E	140.29 FT
L14	S 52°38'10" E	11.99 FT
L15	S 67°39'57" E	125.86 FT
L16	S 67°39'57" E	21.26 FT
L17	S 67°39'57" E	134.45 FT
L18	S 82°20'27" W	19.91 FT
L19	S 82°20'27" W	118.00 FT

BASIS OF BEARING:  
BEARINGS ARE BASED ON NAD 83 (2007), OHIO STATE PLANE COORDINATES AS PER GPS OBSERVATION FROM MUSKINGUM COUNTY ENGINEER GPS MONITORING STATION. THE FOLLOWING ARE PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

CURVE TABLE

NUMBER	DIRECTION	CHORD	DELTA	RADIUS
1	S 63°14'00" E	790.19	21°13'17"	800.00 FT

NUMBER	DIRECTION	CHORD	DELTA	RADIUS
1	S. 65° 32' 40" E.	709.19	213.317177	800.00

STATE OF OHIO, MUSKINGUM COUNTY, HARRISON TOWNSHIP,  
PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 13 NORTH,  
RANGE 12 WEST, CONGRESS LANDS EAST OF THE SCIOTO

PARCEL NUMBER:

PART OF PARCEL #:	20-10-01-03-000	±25.36 ACRES
ALL OF PARCEL #:	20-20-01-21-000	± 3.01 ACRES

TOTAL ACREAGE +28.37 ACRES

SOUTHWEST CORNER OF LOT 11  
IN SQUARE 30 IN A PLAT OF THE  
NORTH ADDITION TO TAYLORSVILLE  
DEED RECORD "X" PAGE 397

OHIO FRANKLIN REALTY, LLC  
DR 2566-383

TRACT 4, PARCEL 2.

DESCRIPTION  
APPROVED  
BY: *[Signature]*  
Date: 10/15/15

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON NAD 83 (2007), OHIO SOUTH ZONE, STATE PLANE COORDINATES AS PER GPS OBSERVATIONS FROM MUSKINGUM COUNTY ENGINEER GPS MONUMENT - L 247.

**PERTINENT DOCUMENTS AND SURVEYS USED:**  
NONE

2. LAX MAPS  
3. SURVEY RECORDS FOUND IN THE MUSKINGUM  
COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

CURVE TABLE

NUMBER	DIRECTION	CHORD	DELTA	RADIUS
C1	S 63° 24' 49" E	209.19 FT	21° 33' 17"	800.00 FT

Figure 1 shows a schematic diagram of a 1D lattice chain. The chain is represented by a horizontal bar divided into segments. The segments are labeled with positions: 200, 0, 200, 400, 600. The segments are colored black and white in a pattern that suggests a periodic structure. A scale bar below the chain indicates a length of 200 units.

**MUSKINGUM CO  
ENGINEER'S OFFICE**

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





# SURVEY FOR OHIO FRANKLIN REALTY, LLC

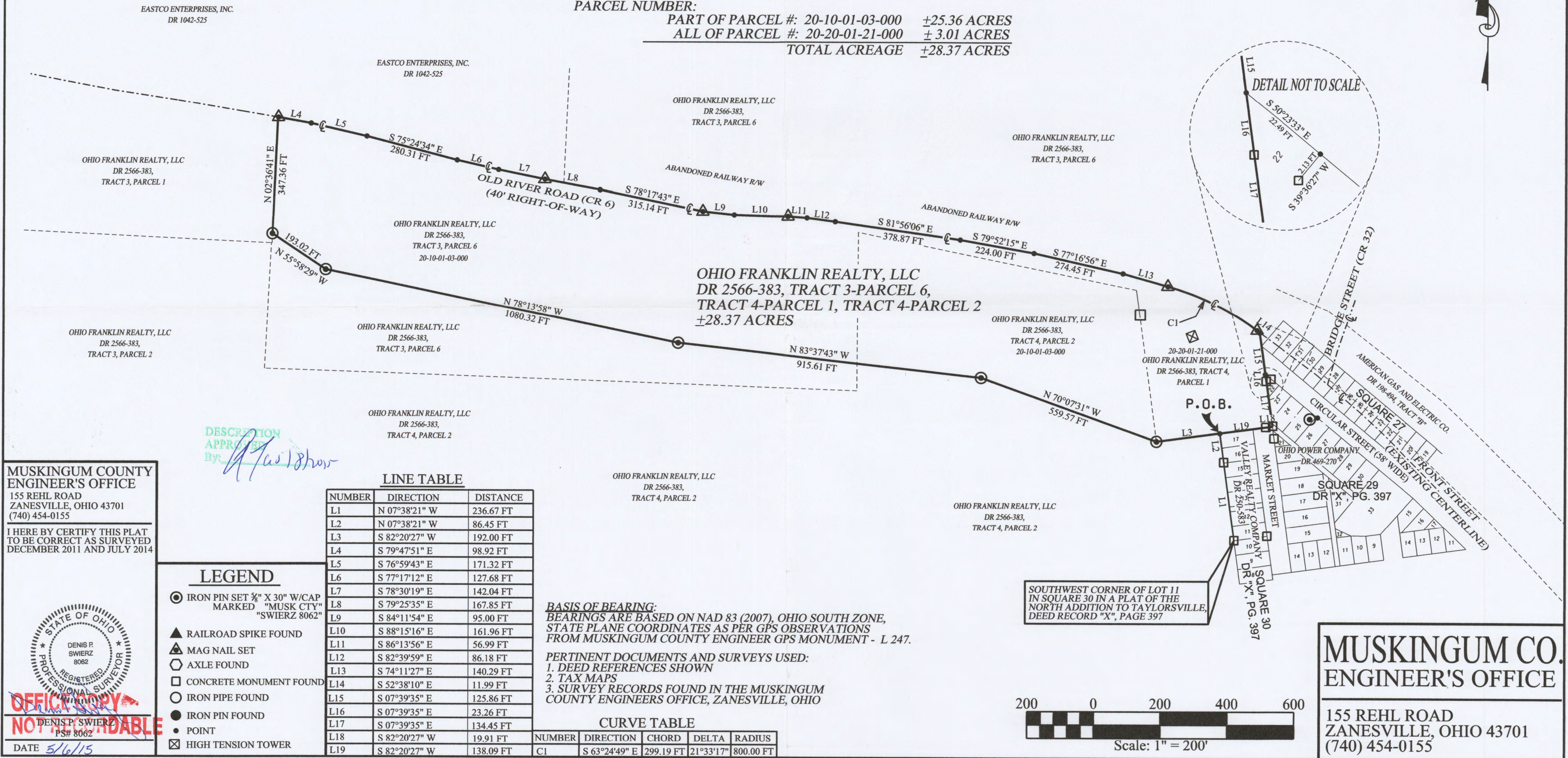
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PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 13 NORTH,  
RANGE 12 WEST, CONGRESS LANDS EAST OF THE SCIOTO

PARCEL NUMBER:

PART OF PARCEL #: 20-10-01-03-000 ±25.36 ACRES

ALL OF PARCEL #: 20-20-01-21-000 ± 3.01 ACRES

TOTAL ACREAGE ±28.37 ACRES



MUSKINGUM COUNTY  
ENGINEER'S OFFICE  
155 REHL ROAD  
ZANESVILLE, OHIO 43701  
(740) 454-0155

I HEREBY CERTIFY THIS PLAT  
TO BE CORRECT AS SURVEYED  
DECEMBER 2011 AND JULY 2014

DATE 5/6/15

DESCRIPTION  
APPROVED  
By: [Signature]

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 07°38'21" W	236.67 FT
L2	N 07°38'21" W	86.45 FT
L3	S 82°20'27" W	192.00 FT
L4	S 79°47'51" E	98.92 FT
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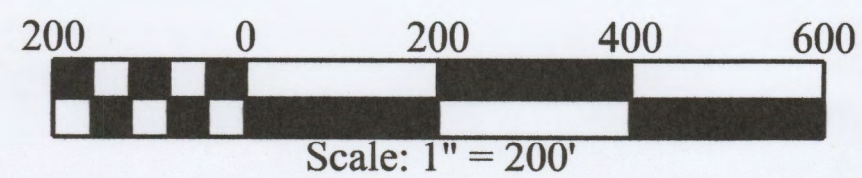
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**PERTINENT DOCUMENTS AND SURVEYS USED:**  
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DEED RECORD "X", PAGE 397



MUSKINGUM CO.  
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