

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 KIRKBRIDE**

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

Being part of the East and West Halves, Southwest Quarter, Section 27, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being all of** the Ronald R Kirkbride and Clarence Kirkbride Jr. property recorded in **Official Record Volume 1557, Page 614**, of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Numbers 40-80-27-19-000, 40-80-27-20-000, and 40-80-27-22-000**, and more particularly described as follows;

- Beginning at a cotton gin spike (set) near the centerline of Big Muskie Drive (State Route 284) at the common corner for the Southwest and Southeast Quarters of Section 27 and Northeast and Northwest Quarters of Section 34 of said Township and Range;
- #1- THENCE North 87 degrees 38 minutes 58 seconds West 1809.44 feet** along the common line for Sections 27 and 34 further being a common line for said Kirkbride property and for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2594, Page 344 to an aluminum monument (set), passing an aluminum monument (set) at 153.65 feet and the unmarked common Southern corner for the East and West Halves of the Southwest Quarter of Section 27 at 1340.84 feet;
 - #2- THENCE North 02 degrees 12 minutes 52 seconds East 1324.37 feet** into Section 27 and continuing along said properties to a stone (found unmarked);
 - #3- THENCE South 87 degrees 38 minutes 48 seconds East 468.60 feet** continuing along said properties to an aluminum monument (set) on the common line for the East and West Halves of the Southwest Quarter of Section 27;
 - #4- THENCE North 02 degrees 12 minutes 52 seconds East 251.31 feet** along said Half Quarter Section line and continuing along said properties to a cotton gin spike (set) in the roadbed of said Big Muskie Drive, passing an aluminum monument (set) at 149.82 feet and the centerline of said road at 217.60 feet;
 - #5- THENCE South 78 degrees 28 minutes 41 seconds East 733.86 feet** leaving said roadbed, into the East Half of the Southwest Quarter of Section 27, and continuing along said properties to a cotton gin spike (set) in a fallen tree, passing an aluminum monuments (set) at 40.69 feet, and iron pin (set) at 725.09 feet;
 - #6- THENCE South 88 degrees 18 minutes 34 seconds East 612.20 feet** continuing along said properties to an aluminum monuments (set) on the common line for the Southwest and Southeast Quarters of Section 27, passing an iron pin (set) at 15.00 feet;
 - #7- THENCE South 02 degrees 02 minutes 24 seconds West 1465.76 feet** along said Quarter Section line and continuing along said properties to the place of beginning, passing an aluminum monument (set) at 1238.94 feet containing 14.25 acres being all of Parcel Number 40-80-27-19-000, 3.80 acres being all of Parcel Number 40-80-27-20-000, and 42.04 acres being all of Parcel Number 40-80-27-22-000, for a **total of 60.09 acres**, of which 2.80 acres are within the right of way of Big Muskie Drive (State Route 284).

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. Aluminum monuments (set) are 2 inch tubed break-off capped (ODNR Property Marker). Iron pins (set) are 3/4 inch rebar 36 inches long (capped ODNR Survey Boundary Marker PLS 6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 3, 2019 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.



Charles R. Harkness
OFFICE COPY
Charles R. Harkness PLS #6885

NOT RECORDABLE

DESCRIPTION

APPROVED

By: *PL 6/5/2019*