

DESCRIPTION OF SURVEY FOR FRANKLIN REAL ESTATE COMPANY

JOB #2543-1

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

Being part of Quarter Township 3, Township 2, Range 7, of the US Military District, being all of the Franklin Real Estate Company property recorded in Parcel One, Deed Book Volume 275, Page 566 of said county's deed records, further being all of Muskingum County Auditor's Parcel Number 44-58-01-02-000, and more particularly described as follows;

Commencing at the common Western corner of Quarter Townships 2 and 3 of said Township and Range;

- TIE-1 **THENCE South 88 degrees 26 minutes 13 seconds East 4459.15 feet** (By Record) along the common line for said Quarter Townships 2 and 3 to an iron pin (found) on the West line of the Neff Paving LTD property recorded in Official Record Volume 2789, Page 263;
- TIE-2 **THENCE South 22 degrees 48 minutes 51 seconds West 676.91 feet** into said Quarter Township 3 and along said Neff property and for the Board of Park Commissioners Muskingum County Park District property recorded in Deed Book Volume 1153, Page 567 to an iron pin (found);
- TIE-3 **THENCE South 29 degrees 38 minutes 23 seconds West 1125.65 feet** continuing along said properties to an iron pin (found) South of the roadbed of Ellis Dam Road;
- TIE-4 **THENCE South 60 degrees 21 minutes 37 seconds East 45.58 feet** within the road right of way for Ellis Dam Road and common line for said Neff property and for the Ellis Land LTD property recorded in Official Record Volume 2711, Page 29 to an iron pin (found) at a corner of the Bruce A Emter property recorded in Official Record Volume 2436, Page 509;
- TIE-5 **THENCE North 29 degrees 27 minutes 55 seconds East 300.00 feet** leaving said road and along the common line for said Neff and Emter properties to an iron pin (found) at a common corner for said Franklin Real Estate Company amd Emter properties further being the place of beginning for the property herein intended to be described;
- #1- **THENCE North 29 degrees 27 minutes 55 seconds East 262.00 feet** along a common line for said Franklin Real Estate Company and Neff properties to an iron pin (found);
- #2- **THENCE South 60 degrees 31 minutes 27 seconds East 2132.58 feet** continuing along said properties to an unmarked point in the center of the Muskingum River, further being the common line for Muskingum and Washington Townships of Muskingum County, passing an iron pin (found) at 1921.50 feet and the approximate Low Water Mark at 1937.58 feet;
- #3- **THENCE South 61 degrees 33 minutes 49 seconds West 310.53 feet** along the centerline of the Muskingum River and Township line to an unmarked point;
- #4- **THENCE North 60 degrees 29 minutes 33 seconds West 1967.57 feet** leaving said river and into Muskingum Township and along said Franklin Real Estate Company property and the United States of America property recorded in Deed Book Volume 144, Page 108, the Linda Ide property recorded in Official Record Volume 2299, Page 433, the Mark A Ide and Constance L Ide property recorded in Official Record Volume 2422, Page 798, and said Bruce A Emter property to the place of beginning, passing the approximate Low Water Mark at 195.00 feet, a 2 inch pipe monument at 306.44 feet, and a concrete post (found) at 544.96 feet being a common corner for USA and Linda Ide properties **containing 12.36** acres of which approximately 1.17 acres are below the Muskingum River Low Water Mark.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) 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 January 16, 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.



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

DESCRIPTION  
APPROVED  
By: *1/23/2019*