

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2850 EAST

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

Being part of Sections 1, 2, 11, and 12, Township 13, 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 2594, Page 344** of said county's deed records, further **being all of Muskingum County Auditor's Parcel Numbers 53-30-01-03-000, and 53-30-01-08-000, and part of Parcel Numbers 53-30-02-03-000, 53-30-11-01-000, and 53-30-12-04-000,** and more particularly described as follows;

Beginning at an iron pin (found capped 6885 Harkness) at the common corner for Sections 1 and 2, further being on the common line for Rich Hill Township of Muskingum County and Westland Township of Guernsey County, further being the common line for Township 13 of Congress Lands East of the Scioto River and Township 1 of the US Military District;

- #1- **THENCE South 87 degrees 53 minutes 31 seconds East 1128.28 feet** along said Section, Township, and County line and common line for said Ohio Franklin Realty, LLC property and for the Ohio Franklin Realty, LLC property recorded in Guernsey County Official Record Volume 523, page 177 to an unmarked point in the centerline of Chimpunk Road, from which an iron pin (found capped 6885 Harkness) bears for reference **THENCE South 87 degrees 53 minutes 31 seconds East 10.82 feet**;
- #2- **THENCE South 10 degrees 23 minutes 24 seconds West 102.82 feet along the chord of a curve to the left having, a radius of 285.07 feet,** and arc length of 103.39 feet into Section 1 of Rich Hill Township Muskingum County, along said road, and common line for said Ohio Franklin Realty, LLC property and for the the Knellinger Properties II LLC recorded in Official Record Volume 2877, Page 712 to an unmarked point;
- #3- **THENCE South 02 degrees 41 minutes 42 seconds East 158.17 feet** continuing along said road and properties to an unmarked point;
- #4- **THENCE South 03 degrees 51 minutes 28 seconds East 155.53 feet** continuing along said road and properties to an unmarked point
- #5- **THENCE South 08 degrees 08 minutes 49 seconds West 214.35 feet along the chord of a curve to the right having, a radius of 515.30 feet,** and arc length of 215.93 feet continuing along said road and properties to an unmarked point
- #6- **THENCE South 12 degrees 19 minutes 48 seconds West 248.87 feet along the chord of a curve to the left having, a radius of 914.40 feet,** and arc length of 249.64 feet continuing along said road and properties to an unmarked point
- #7- **THENCE South 09 degrees 49 minutes 20 seconds West 255.06 feet along the chord of a curve to the right having, a radius of 1377.10 feet,** and arc length of 255.43 feet continuing along said road and properties to an unmarked point;
- #8- **THENCE South 11 degrees 45 minutes 34 seconds West 301.51 feet along the chord of a curve to the left having, a radius of 2559.75 feet,** and arc length of 301.68 feet continuing along said road and properties to an unmarked point;
- #9- **THENCE South 08 degrees 23 minutes 00 seconds West 167.63 feet** continuing along said road and properties to an unmarked point;
- #10- **THENCE South 07 degrees 52 minutes 24 seconds West 634.68 feet** continuing along said road and properties to an unmarked point;
- #11- **THENCE South 10 degrees 26 minutes 07 seconds West 184.50 feet** continuing along said road and properties to an unmarked point;
- #12- **THENCE South 12 degrees 06 minutes 00 seconds West 154.69 feet** continuing along said road and properties to an unmarked point;
- #13- **THENCE South 10 degrees 50 minutes 58 seconds West 88.42 feet** continuing along said road and properties to an unmarked point on the common line of the Northwest and Southwest Quarters of Section 1, further being in the intersection with Dawson Road, from which an iron pin (found capped 6885 Harkness) on said Quarter Section line bears for reference **South 87 degrees 59 minutes 03 seconds East 18.69 feet**;

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2850 EAST

- #14- THENCE North 87 degrees 59 minutes 03 seconds West 770.41 feet** along said Quarter Section line, within the roadbed of Chimpunk Road, and common line for said Ohio Franklin Realty, LLC property and for the Barry A Bauserman and Karen S Bauserman property recorded in Official Record Volume 2998, Page 444, and for the Clayton Dawson property recorded in Official Record Volume 2431, Page 682 to the unmarked common corner for the Northwest and Southwest Quarters of Section 1 and North and South Halves of Section 2;
- #15- THENCE North 88 degrees 20 minutes 00 seconds West 99.00 feet** along the common line for said North and South Halves of Section 2, within said roadbed and continuing along said Ohio Franklin Realty, LLC and Dawson properties to an unmarked point;
- #16- THENCE South 01 degrees 32 minutes 01 seconds West 973.90 feet** leaving said road, into the South Half of Section 2, and continuing along said properties to an iron pin (found capped 6885 Harkness), passing an iron pin (found capped 6885 Harkness) at 16.73 feet;
- #17- THENCE South 88 degrees 23 minutes 36 seconds East 99.92 feet** continuing along said properties to an unmarked point on the common line for said Sections 1 and 2;
- #18- THENCE South 88 degrees 23 minutes 36 seconds East 1364.11 feet** into Section 1 and continuing along said properties to an unmarked point in the centerline of Dawson Road, passing an iron pin (found capped 6885 Harkness) at 1350.51 feet;
- #19- THENCE South 16 degrees 20 minutes 35 seconds East 820.00 feet** along said road and common line for said Ohio Franklin Realty, LLC property and the Clayton Dawson and Debbie Dawson property recorded in Official Record Volume 2860, Page 450 to an unmarked point, from which an iron pin (found capped 6885 Harkness) bears for reference THENCE North 88 degrees 03 minutes 30 seconds East 15.04 feet;
- #20- THENCE South 16 degrees 20 minutes 35 seconds East 103.23 feet** continuing along said road and Ohio Franklin Realty, LLC property and along the Staci A Edwards and Edward W Edwards and Ethan D Edwards property recorded in Official Record Volume 2887, Page 380 to an unmarked point;
- #21- THENCE South 16 degrees 39 minutes 42 seconds East 252.34 feet** continuing along said road and properties to an unmarked point;
- #22- THENCE South 14 degrees 25 minutes 07 seconds East 186.39 feet** continuing along said road and properties to an unmarked point;
- #23- THENCE South 16 degrees 14 minutes 51 seconds East 200.67 feet** continuing along said road and properties to an unmarked point;
- #24- THENCE South 20 degrees 39 minutes 35 seconds East 150.21 feet** along the chord of a curve to the left having, a radius of 1061.00 feet, and arc length of 150.34 feet continuing along said road and properties to an unmarked point;
- #25- THENCE South 55 degrees 36 minutes 51 seconds East 184.85 feet** along the chord of a curve to the left having, a radius of 180.00 feet, and arc length of 194.12 feet continuing along said road and properties to an unmarked point;
- #26- THENCE South 86 degrees 30 minutes 34 seconds East 45.63 feet** continuing along said road and properties to an unmarked point on the common line for Sections 1 and 12;
- #27- THENCE South 87 degrees 53 minutes 53 seconds East 385.78 feet** along said Section line, continuing along said properties, and within the Dawson Road roadbed to the unmarked common corner for said Ohio Franklin Realty, LLC property and for the Carolyn Larrison property recorded in Official Record Volume 2949, Page 344;
- #28- THENCE South 36 degrees 38 minutes 40 seconds East 2328.44 feet** leaving said road, into Section 24, and along a common line for said Ohio Franklin Realty, LLC and Larrison properties to an iron pin (set), passing an iron pin (set) at 35.13 feet and passing into the Northeast Quarter of Section 12 at 271.17 feet;
- #29- THENCE South 22 degrees 52 minutes 58 seconds West 918.79 feet** continuing along said properties to an iron pin (set) on the common line for the Northeast and Southeast Quarters of Section 12;
- #30- THENCE North 88 degrees 01 minutes 25 seconds West 898.38 feet** along said Quarter Section line and continuing along said properties to an iron pin (set) at the Center of Section 12;

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2850 EAST

- #31- THENCE South 02 degrees 09 minutes 01 seconds West 999.49 feet** along the common line for the Southeast Quarter and West Half of Section 12 and continuing along said properties to an iron pin (found capped 6889 Hunnell) at a corner of the Pamela L Huhn property recorded in Official Record Volume 2432, Page 33;
- #32- THENCE South 02 degrees 09 minutes 01 seconds West 1010.50 feet** continuing along said Half Section line and said Ohio Franklin Realty, LLC property and Pamela Huhn properties to an iron pin (found capped 6889 Hunnell) at a corner of the Doug W Purdum property recorded in Official Record Volume 1787, Page 700;
- #33- THENCE South 02 degrees 09 minutes 01 seconds West 665.69 feet** continuing along said Half Section line and along the common line for said Ohio Franklin Realty, LLC and Purdum properties to an iron pin (found capped 6889 Hunnell) at the common corner for the Southeast Quarter and West Half of Section 12 and the Northeast and Northwest Quarters of Section 13 of Rich Hill Township and said Township and Range;
- #34- THENCE North 88 degrees 21 minutes 36 seconds West 833.63 feet** along said Section line and common line for said Ohio Franklin Realty, LLC property and for the Wendell Huhn property recorded in Official Record Volume 2810, Page 449 and Official Record Volume 2883, Page 246 to an unmarked point in the centerline of Yoker Road, passing an iron pin (set) at 811.59 feet;
- #35- THENCE North 25 degrees 35 minutes 00 seconds West 303.66 feet** into Section 11, along said road, and through said Ohio Franklin Realty, LLC property to an unmarked point;
- #36- THENCE North 26 degrees 48 minutes 40 seconds West 112.98 feet** along the chord of a curve to the left having, a radius of 2637.00 feet, and arc length of 112.99 feet continuing along said road and through said property to an unmarked point;
- #37- THENCE North 28 degrees 02 minutes 19 seconds West 135.33 feet** continuing along said road and through said property to an unmarked point;
- #38- THENCE North 32 degrees 29 minutes 21 seconds West 482.84 feet** along the chord of a curve to the left having, a radius of 3111.00 feet, and arc length of 483.33 feet continuing along said road and through said property to an unmarked point;
- #39- THENCE North 36 degrees 07 minutes 02 seconds West 1797.54 feet** along the chord of a curve to the right having, a radius of 62580.00 feet, and arc length of 1797.60 feet continuing along said road and through said property to an unmarked point;
- #40- THENCE North 27 degrees 41 minutes 23 seconds West 411.56 feet** along the chord of a curve to the right having, a radius of 1555.00 feet, and arc length of 412.77 feet continuing along said road and through said property to an unmarked point on the common line for Sections 11 and 12 continuing along said road and through said property to an unmarked point on the common line for Sections 1 and 2, from which iron pins (set) on said Section line bear for reference South 01 degrees 36 minutes 22 seconds West 50.08 feet and North 01 degrees 36 minutes 22 seconds East 44.98 feet;
- #41- THENCE North 16 degrees 59 minutes 28 seconds West 167.88 feet** along the chord of a curve to the right having, a radius of 1555.00 feet, and arc length of 167.96 feet into Section 11, and continuing along said road and through said property to an unmarked point;
- #42- THENCE North 13 degrees 53 minutes 48 seconds West 418.89 feet** continuing along said road and through said property to an unmarked point;
- #43- THENCE North 13 degrees 24 minutes 25 seconds West 419.53 feet** continuing along said road and through said property to an unmarked point;
- #44- THENCE North 13 degrees 20 minutes 30 seconds West 348.48 feet** continuing along said road and through said property to an unmarked point;
- #45- THENCE North 13 degrees 05 minutes 52 seconds West 570.18 feet** continuing along said road and through said property to an unmarked point;
- #46- THENCE North 13 degrees 24 minutes 00 seconds West 888.29 feet** continuing along said road and through said property to an unmarked point on the common line for Sections 2 and 11, from which iron pins (set) on said Section line bear for reference South 87 degrees 53 minutes 53 seconds East 18.94 feet and North 87 degrees 53 minutes 53 seconds West 21.00 feet;

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2850 EAST

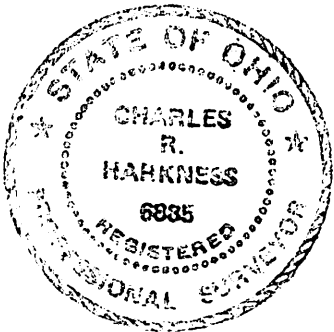
- #47- THENCE North 13 degrees 50 minutes 44 seconds West 904.17 feet into Section 2 and continuing along said road and through said property to an unmarked point;
- #48- THENCE North 13 degrees 42 minutes 24 seconds West 782.44 feet continuing along said road and through said property to an unmarked point;
- #49- THENCE North 13 degrees 53 minutes 38 seconds West 439.60 feet continuing along said road and through said property to an unmarked point;
- #50- THENCE North 17 degrees 12 minutes 51 seconds West 360.72 feet along the chord of a curve to the left having, a radius of 3114.05 feet, and arc length of 360.92 feet continuing along said road and through said property to an unmarked point;
- #51- THENCE North 20 degrees 32 minutes 04 seconds West 200.55 feet to the unmarked intersection with Chipmunk Road, from which a control pin (set) for reference bears South 84 degrees 44 minutes 36 seconds East 62.47 feet;
- #52- THENCE North 20 degrees 30 minutes 41 seconds West 1222.90 feet continuing along said road and through said property to an unmarked point;
- #53- THENCE North 20 degrees 30 minutes 36 seconds West 660.00 feet continuing along said road and through said property to an unmarked point;
- #54- THENCE North 20 degrees 47 minutes 04 seconds West 500.00 feet continuing along said road and through said property to an unmarked point;
- #55- THENCE North 20 degrees 25 minutes 58 seconds West 497.16 feet continuing along said road and through said property to the intersection with State Route 313 from which a control pin (set) for reference bears South 65 degrees 19 minutes 40 seconds East 54.52 feet;
- #56- THENCE North 58 degrees 10 minutes 25 seconds East 76.83 feet along the chord of a curve to the left having, a radius of 393.00 feet, and arc length of 76.95 feet along State Route 313 and common line for said Ohio Franklin Realty, LLC property and for the Thomas Perkowski and Randy Raber property recorded in Official Record Volume 2885, Page 833 to an unmarked point;
- #57- THENCE North 52 degrees 33 minutes 49 seconds East 89.58 feet continuing along said road and properties to an unmarked point on the common line for Section 2 of Rich Hill Township Muskingum County and Quarter Township 3 Westland Township Guernsey County, and Township 13 of the Congress Lands East of the Scioto River and Township 1 of the US Military District;
- #58- THENCE South 87 degrees 53 minutes 31 seconds East 2393.39 feet leaving said road and along said common line and further being the common line for said Ohio Franklin Realty, LLC properties recorded in Muskingum and Guernsey Counties to the place of beginning, containing 653.48 acres, of which 8.44 acres are within the right of ways for State Route 313 assumed 60 feet, Yoker Road, Chimpunk Road, and Dawson Road 40 feet.

Acreage Breakdown			
All of Parcels		Part of Parcels	
53-30-01-03-000	59.23 Acres	53-30-02-03-000	190.64 Acres
53-30-01-08-000	64.79 Acres	53-30-11-01-000	23.39 Acres
		53-30-12-04-000	315.43 Acres

Total of 653.48 Acres			

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) is 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed April 09, 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 nor easements of record, unless otherwise indicated.



OFFICE COPY
Charles R. Harkness
NOT RECORDABLE

DESCRIPTION
APPROVED
By: *D. Harkness*
2-12-2026

