

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

- #109- THENCE North 16 degrees 28 minutes 03 seconds East 258.68 feet continuing along said road and properties to an unmarked point;
- #110- THENCE North 19 degrees 52 minutes 49 seconds East 172.76 feet along the chord of a curve to the right having, a radius of 1451.00 feet, and arc length of 172.86 feet continuing along said road and properties to an unmarked point;
- #111- THENCE North 23 degrees 17 minutes 36 seconds East 291.48 feet continuing along said road and properties to an unmarked point;
- #112- THENCE North 21 degrees 59 minutes 30 seconds East 174.23 feet continuing along said road and properties to the unmarked intersection with Rix Mills Road;
- #113- THENCE North 21 degrees 36 minutes 51 seconds East 213.26 feet continuing along said road and along a common line for said Ohio Franklin Realty, LLC property and for the Dennis P Schott and Beth A Schott property recorded in 2656, Page 778 to an unmarked point;
- #114- THENCE North 17 degrees 24 minutes 36 seconds East 378.72 feet along the chord of a curve to the left having, a radius of 2583.00 feet, and arc length of 379.06 feet, continuing along said road and properties to an unmarked point;
- #115- THENCE North 13 degrees 12 minutes 21 seconds East 265.65 feet continuing along said road and properties to an unmarked point;
- #116- THENCE North 12 degrees 35 minutes 33 seconds East 294.76 feet continuing along said road and properties to the unmarked corner of the AEP Generation Resources, Inc. property recorded in Official Record Volume 2555, Page 643;
- #117- THENCE South 87 degrees 40 minutes 47 seconds East 268.23 feet leaving said road and along a common line for said Ohio Franklin Realty, LLC and AEP Generation Resources, Inc. properties to an iron pin (found capped 6026 Eastham), passing an iron pin (found capped 6026 Eastham) at 72.40 feet;
- #118- THENCE North 27 degrees 02 minutes 56 seconds East 557.70 feet continuing along said properties to an iron (pin set) on the common line for the Northeast and Northwest Quarters of Section 3, further being the West line of the Muskingum University property recorded in Official Record Volume 2396, Page 748;
- #119- THENCE South 02 degrees 01 minutes 13 seconds West 506.57 feet along said Quarter Section line and common line for said Ohio Franklin Realty, LLC and Muskingum University properties to the place of beginning, containing 1421.57 acres, of which 13.96 acres are within the right of ways for State Route 313 assumed 60 feet, Yoker Road and Pearl Road 40 feet.

Acreage Breakdown			
All of Parcels		Part of Parcels	
53-10-01-24-000	196.00 Acres	53-30-02-03-000	411.87 Acres
53-20-10-05-000	128.27 Acres	53-30-11-01-000	591.33 Acres
53-60-14-02-000	36.78 Acres	53-30-12-04-000	57.32 Acres

Total of 1421.57 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 March 22, 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 RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *J.M. Barnhard*
4-15-2024