

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC  
JOB#2800 Rich Hill Township Section 31 ODNR**

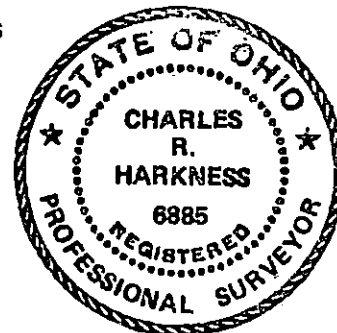
Situated in the State of Ohio, County of Muskingum, Township of Rich Hill:

Being part of Section 31, 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 Number 53-70-31-10-000, and more particularly described as follows;

- Beginning at an iron pin (found) at the common corner for Sections 29, 30, 31, and 32 of said Rich Hill Township and said Township and Range;
- #1- **THENCE South 02 degrees 30 minutes 51 seconds West 2640.22 feet** along the common line for Sections 31 and 32 and through said Ohio Franklin Realty, LLC property to an iron pin (found capped Linn) at the common corner for the North and South Halves of Section 31 and 32;
  - #2- **THENCE North 87 degrees 38 minutes 30 seconds West 2964.23 feet** into Section 31, along the common line for the North and South Halves of Section 31 and a common line for said Ohio Franklin Realty, LLC property and for the Eleanor V McIntire and Darci A Young Trustees property recorded in Official Record Volume 2270, Page 174 to an unmarked point in the centerline of Big Muskie Drive (State Route 284), passing an iron pin (found capped Linn) at 2913.90 feet;
  - #3- **THENCE with a curve to the right having, a chord bearing North 08 degrees 28 minutes 30 seconds West 37.23 feet, a radius of 17,188.73 feet, and arc length of 37.23 feet** along said road and a common line for said Ohio Franklin Realty, LLC property and for the John Thomas and Adrienne Thomas property recorded in Official Record Volume 2984, Page 419 to an unmarked point;
  - #4- **THENCE North 08 degrees 32 minutes 26 seconds West 720.95 feet** continuing along said road and properties and along the Tony Ray Newman property recorded in Official Record Volume 2588, Page 321 to an unmarked point;
  - #5- **THENCE with a curve to the left having, a chord bearing North 11 degrees 01 minutes 00 seconds West 316.40 feet, a radius of 3795.27 feet, and arc length of 316.49 feet** continuing along said road and Ohio Franklin Realty, LLC and Newman properties to the unmarked intersection with South Leedom Road (Township Road 208);
  - #6- **THENCE with a curve to the left having, a chord bearing North 13 degrees 57 minutes 10 seconds West 72.47 feet, a radius of 3795.27 feet, and arc length of 72.47 feet** continuing along said Big Muskie Drive and said properties to an unmarked point;
  - #7- **THENCE North 71 degrees 35 minutes 47 seconds East 847.24 feet** leaving said road and along a common line for said Ohio Franklin Realty, LLC property and for the Glenn M Kennedy and Jane E Kennedy property recorded in Official Record Volume 1565, Page 418 to an iron pin (found capped Linn), passing an iron pin (found capped 6885) at 30.00 feet the unmarked centerline of South Leedom Road (Township Road 208) at 204.44 feet, and iron pin (found capped 6885) at 602.63 feet being on the common line for the Northeast and Northwest Quarters of Section 31;
  - #8- **THENCE South 26 degrees 34 minutes 07 seconds East 190.46 feet** continuing along said properties to an iron pin (found capped Linn);
  - #9- **THENCE North 66 degrees 25 minutes 27 seconds East 1101.55 feet** continuing along said properties to a stone (found);
  - #10- **THENCE North 02 degrees 40 minutes 10 seconds East 910.58 feet** continuing along said properties to an iron pin (found capped Linn) on the common line for Sections 30 and 31;
  - #11- **THENCE South 87 degrees 18 minutes 46 seconds East 1328.39 feet** along said Section line and continuing along said properties to the place of beginning **containing 137.40 acres**, of which 1.60 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.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in March 2022 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.



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**NOT RECORDABLE**

Charles R. Harkness PLS #6885

DESCRIPTION

Page 1 of 1

APPROVED

By: *Charles R. Harkness*