

**OHIO FRANKLIN REALTY, LLC
OFFICIAL RECORD 2568-616**

**AUCTION PARCEL 28
44.750 ACRES**

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being part of the Southwest Quarter of Section 2, Township 3, Range 6, United States Military Lands, and being part of the lands owned by Ohio Franklin Realty, LLC as described in Muskingum County Official Record 2568-616, Exhibit A-1, Tracts 5, 6, 7, 8, 9, 10 and 11, and being more particularly described as follows:

Beginning for reference at an iron pin (5/8" rebar) found on the Southwest corner of said Section 2;

thence along the west line of said Section 2 and the east line of lands now owned by Muskingum Watershed Conservancy District (DR 650-233), North 01 degrees 58 minutes 32 seconds East 704.37 feet to an iron pin set and the principal place of beginning;

thence continuing along said line, North 01 degrees 58 minutes 32 seconds East 2024.38 feet to an iron pin (5/8" rebar) found;

thence along said Muskingum Watershed Conservancy District lands the following three courses:

- 1) South 88 degrees 18 minutes 27 seconds East 626.00 feet to an axle found;
- 2) South 43 degrees 12 minutes 53 seconds East 231.42 feet to an iron pin (5/8" rebar) found;
- 3) South 66 degrees 56 minutes 06 seconds East 566.60 feet to an axle found;

thence along the west line of lands now owned by Muskingum Watershed Conservancy District (DR 262-350) South 02 degrees 12 minutes 48 seconds West 1063.02 feet to a stone found on the northeast corner of lands now owned by Laszlo S. Gulyas and Joseph M. Ols (DR 1159-834);

thence along the lands of said Gulyas and Ols the following seven courses:

- 1) North 85 degrees 35 minutes 01 seconds West 937.12 feet to an iron pin (5/8" rebar with plastic cap "ERD") found;
- 2) South 10 degrees 16 minutes 44 seconds East 160.92 feet to an iron pin (5/8" rebar with plastic cap "ERD") found;
- 3) South 63 degrees 30 minutes 18 seconds West 318.38 feet to a railroad spike found on the centerline of High Water Road (TR-628);
- 4) South 27 degrees 51 minutes 33 seconds West 50.13 feet along said High Water Road centerline to a railroad spike found;
- 5) North 63 degrees 26 minutes 01 seconds East 350.60 feet to an iron pin (5/8" rebar with plastic cap "ERD") found;
- 6) South 10 degrees 13 minutes 45 seconds East 376.74 feet to an iron pin (5/8" rebar with plastic cap "ERD") found;
- 7) South 82 degrees 33 minutes 57 seconds West 504.97 feet to the principal place of beginning, containing 44.750 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South as per GPS observations made on November 09, 2016.

This description is written based on a field survey completed August 29, 2017 by Timothy H. Linn, PS, Reg. No. 7113.

OFFICE COPY
NOT RECORDABLE

Timothy H. Linn, PS
Reg. No. 7113



9/14/17
Date

Parcel Number:

All of: 02-20-02-09-000 +/-44.750 acres

DESCRIPTION
APPROVED
By: [Signature] 9/15/2017

Muskingum Watershed
Conservancy District
DR 650-233

Muskingum Watershed
Conservancy District
DR 650-233

Muskingum Watershed
Conservancy District
DR 262-350

Ohio Franklin Realty, LLC
OR 2568-616
Exhibit A-1
Tracts 5, 6, 7, 8, 9, 10, and 11

159-83	159-89
159-84	159-90
159-85	159-95
159-88	

OHIO FRANKLIN REALTY, LLC
PARCEL 28
±44.750 AC.

Laszlo S. Gulyas &
Joseph M. Ols
DR 1159-834

Muskingum Watershed
Conservancy District
DR 262-350

LINE	BEARING	DISTANCE
L1	S 63°30'18" W	318.38
L2	S 27°51'33" W	50.13
L3	N 63°26'01" E	350.60

BASIS OF BEARING

Bearings are based on the
Ohio State Plane Coordinate
System, NAD83, South Zone,
Grid South, as per GPS
observations made 11/09/16.

REFERENCES

As shown on Plat.
Swierz Road Dedication Surveys, 09/21/12:
Ferncliff Road (County Road 14)
Wills Creek Road (Township Road 431)

PARCEL NO.

① All of: 02-20-02-09-000 ±44.750 ac.

SITUATED IN

Southwest Quarter of Section 2,
T-3, R-6, U.S.M.L., Adams
Township, Muskingum County, Ohio.

DESCRIPTION
APPROVED
By: [Signature] 9/15/2017



OFFICE COPY
NOT RECORDABLE
Timothy H. Linn, PS
Reg. Surveyor No. 7113
Date 9/14/17

LEGEND

- Iron Pin Found
- Axle Found
- Stone Found
- ▲ Railroad Spike Found
- Iron Pin Set
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- 159-89 AEP Parcel Number

200' 0 400'		
Revision	Description	Date
Drawn by:	JN	
Checked by:	THL	
Scale:	1"=400'	Sheet No. 1 of 1

OHIO FRANKLIN REALTY, LLC
ADAMS TOWNSHIP
AUCTION PARCEL 28
±44.750 ac.

Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

Project No.: AEP-2017