

40-60-23-01-004 A

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 SECTION 23

- #16- **THENCE with a curve to the right having, a chord bearing North 80 degrees 10 minutes 19 seconds East 151.98 feet, a radius of 999.40 feet,** and arc length of 152.13 feet continuing along said road and through said property to an unmarked point;
- #17- **THENCE North 84 degrees 31 minutes 58 seconds East 51.09 feet** continuing along said road and through said property to an unmarked corner of the Brown Cemetery (No Deed Reference Found), from which an iron pin (found) bears for reference North 03 degrees 24 minutes 34 seconds West 31.42 feet;
- #18- **THENCE South 86 degrees 56 minutes 19 seconds East 78.56 feet** continuing along said road and through said property to an unmarked point on the common line for Sections 23 and 24;
- #19- **THENCE South 01 degrees 34 minutes 41 seconds West 2358.91 feet** leaving said road, along said Section line and continuing through said property to the place of beginning, **containing 38.63 acres** of which 0.52 acres are within the right of way for Rural Dale Road (County Road 31) and 2.03 acres are within Coal Hill Road (Township Road 457).

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. See Plat for Coal Hill Road Centerline Reference Pins capped MCEO.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed November 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: *11/13/20*