

40-70-31-06-000

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC  
JOB#2602-D Meigs Township Section 31**

Situated in the State of Ohio, County of Muskingum, Township of Meigs:

Being the Southwest Quarter of Section 31, Township 12, 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 40-70-31-06-000**, and more particularly described as follows;

Beginning at a concrete monument (found) at the common corner for said Section 31 of Meigs Township, and for Section 36 of Blue Rock Township Muskingum County, Township 12 Range 12 and for Section 1 of Bloom Township Morgan County Township 11 Range 12 and for Section 6 of Bristol Township Morgan County Township 11 Range 11 all of said Congress Lands;

- #1- **THENCE North 02 degrees 20 minutes 34 seconds East 2686.74 feet** into Muskingum County, along the common line for Section 31 of Meigs Township and Section 36 of Blue Rock Township, and through said Ohio Franklin Realty, LLC property to a stone (found) marked at the common corner for the Southwest and Northwest Quarters of Section 31;
- #2- **THENCE South 87 degrees 17 minutes 27 seconds East 3112.13 feet** into Section 31, along the common line for said Southwest and Northwest Quarters and common line for said Ohio Franklin Realty, LLC property and for the David J Troyer property recorded in Official Record Volume 1899, Page 735 and Official Record Volume 1898, Page 784 to a stone (found) at the center of Section 31, passing an iron pin (found capped 7760) at 721.34 feet being a common corner for said Troyer properties;
- #3- **THENCE South 01 degrees 53 minutes 36 seconds West 2700.22 feet** along the common line for the Southwest and Southeast Quarters of Section 31 and being a common line for said Ohio Franklin Realty, LLC property and for the Thomas L Rayner property recorded in Official Record Volume 1703, Page 826 to a stone (found) on the common line for Section 31 of Meigs Township Muskingum County and Section 6 of Bristol Township Morgan County;
- #4- **THENCE North 87 degrees 02 minutes 54 seconds West 3133.43 feet** along the common line for Section 31 of Meigs Township and Section 6 of Bristol Township, Muskingum and Morgan Counties, Townships 11 and 12 of the Congress Lands, and a common line for said Ohio Franklin Realty, LLC property and for the Ohio Franklin Realty, LLC property recorded in Morgan County Official Record Volume 219, Page 2803 and/or Official Record Volume 219, Page 3123 to the place of beginning, **containing 193.08 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).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in August 2020 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: *AR 10/2/2020*