

40-80-34-01-001

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 SECTION 34-1**

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

Being part of Section 34, 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 2562, Page 273 and Official Record Volume 2594, Page 344** of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Number 40-80-34-01-000** and more particularly described as follows;

Beginning at the calculated common corner for Sections 27, 28, 33, and 34 of said Township and Range;

- #1- **THENCE South 87 degrees 38 minutes 58 seconds East 875.13 feet** along the common line for Sections 27 and 34, through said Ohio Franklin Realty, LLC property, to an aluminum monument (set) at the Southwest corner of the Ronald R Kirkbride and Clarence Kirkbride Jr. property recorded in Official Record Volume 1557, Page 614;
- #2- **THENCE South 87 degrees 38 minutes 58 seconds East 1655.80 feet** continuing along said Section line further being a common line for said Ohio Franklin Realty, LLC and Kirkbride properties to an aluminum monument (set) at a corner of a 500 foot wide corridor surveyed from said Ohio Franklin Realty, LLC property and to date not recorded;
- #3- **THENCE South 36 degrees 15 minutes 06 seconds West 582.28 feet** into Section 34, through said Ohio Franklin Realty, LLC property and along a line of said Corridor to an iron pin (set);
- #4 **THENCE North 87 degrees 07 minutes 16 seconds West 2202.61 feet** continuing through said property and along said Corridor to an unmarked point on the common line for said Sections 33 and 34;
- #5- **THENCE North 01 degrees 54 minutes 04 seconds East 462.99 feet** continuing through said property and along said Section line to the place of beginning, **containing 25.74 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. Aluminum monuments (set) are 2" break off capped ODNR Survey Mark. Iron pins (set) are 3/4" rebar capped ODNR Survey Boundary Marker PLS #6885.

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



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NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: h 715 hwi9