

Ohio Franklin Realty, LLC
Official Record 2568-616
Exhibit A-2
Tract 31
Part of Parcel Three
(OPC Parcels ID 159-144-A and 159-144-B)

Situated in the State of Ohio, County of Muskingum, Township of Monroe, and being part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 3, Range 5, United States Military Lands, and being more particularly described as follows:

Beginning for reference at a 3/4 inch iron pipe capped "6133" found on the Southeast corner of the Northeast Quarter of said Section 9, from which an iron pin found on the southeast corner of lands now owned by Timothy J. Brlan (OR 2397-757) bears North 01 degrees 39 minutes 27 seconds East a distance of 662.35 feet;

thence along the south line of said Northeast Quarter and along the south line of lands now owned by Phillip R. McElfresh, etal (DR 1101-389) the following two courses:

- 1) North 87 degrees 29 minutes 09 seconds West 795.48 feet along the north line of lands now owned by Holmes Limestone Company (DR 1151-657) to a 3/4 inch iron pipe found;
- 2) North 88 degrees 12 minutes 06 seconds West 510.58 feet along lands now owned by Muskingum College (DR 712-250) to a 3/4 inch iron pipe found;

thence along the east line of the Southwest Quarter of said Northeast Quarter, North 01 degrees 39 minutes 27 seconds East 102.24 feet to a point on the centerline of a creek and the principal place of beginning;

thence along the centerline of said creek and along the lands of said Muskingum College the following seven courses:

- 1) South 78 degrees 10 minutes 23 seconds West 43.16 feet;
- 2) North 56 degrees 35 minutes 07 seconds West 66.98 feet, from which a 3/4 inch iron pipe found bears South 45 degrees 37 minutes 30 seconds West a distance of 30.38 feet;
- 3) North 31 degrees 54 minutes 17 seconds West 94.88 feet, from which a 3/4 inch iron pipe found bears South 50 degrees 09 minutes 36 seconds West a distance of 30.52 feet;
- 4) North 47 degrees 24 minutes 37 seconds West 105.05 feet;
- 5) South 89 degrees 09 minutes 03 seconds West 88.67 feet, from which a 3/4 inch iron pipe found bears South 16 degrees 59 minutes 43 seconds East a distance of 31.45 feet;
- 6) South 53 degrees 04 minutes 13 seconds West 65.18 feet, from which a 3/4 inch iron pipe found bears South 10 degrees 18 minutes 19 seconds East a distance of 33.52 feet;
- 7) South 74 degrees 05 minutes 03 seconds West 62.74 feet to a point on the centerline of State Route 93, passing an iron pin set at 32.74 feet;

thence along the centerline of State Route 93 and along lands now owned by ABK Investors, LLC (OR 2754-254) the following five courses:

- 1) North 38 degrees 09 minutes 39 seconds East 169.94 feet;
- 2) with a curve to the left having a radius of 740.00 feet, an arc length of 205.82 feet, and a chord bearing North 30 degrees 11 minutes 34 seconds East, and a chord length of 205.16 feet;

- 3) North 22 degrees 13 minutes 28 seconds East 114.96 feet;
- 4) with a curve to the right having a radius of 1700.00 feet, an arc length of 208.28 feet, and a chord bearing North 25 degrees 44 minutes 04 seconds East, and a chord length of 208.15 feet;
- 5) North 29 degrees 14 minutes 40 seconds East 228.21 feet, from which an iron pin found bears North 01 degrees 39 minutes 27 seconds East a distance of 84.00 feet;

thence along the west line of said McElfresh, etal, South 01 degrees 39 minutes 27 seconds West 926.39 feet to the principal place of beginning, passing an iron pin (iron pin with plastic cap "HITCHENS") found at 54.08 feet, containing 3.810 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 January 10, 2017.

This description is written based on a field survey completed January 4, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

OFFICE COPY
RECORDABLE
 Timothy H. Linn, PS
 Reg. No. 7113



1/4/18
 Date

Parcel Number:

All of: 42-30-09-01-000 +/- 3.810 acres

DESCRIPTION
APPROVED

By: [Signature] 1/19/2018

Linn Engineering, Inc. 740-452-7433
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086