

- #68- **THENCE North 53 degrees 39 minutes 02 seconds East 367.79 feet along the chord of a curve to the left having, a radius of 654.50 feet,** and arc length of 372.81 feet continuing along said road and through said property to an unmarked point;
- #69- **THENCE North 31 degrees 37 minutes 33 seconds East 201.65 feet along the chord of a curve to the left having, a radius of 1014.00 feet,** and arc length of 201.98 feet continuing along said road and through said property to an unmarked point from which an iron pin (set) for reference bears South 60 degrees 32 minutes 11 seconds East 22.88 feet;
- #70- **THENCE North 20 degrees 32 minutes 40 seconds East 311.86 feet along the chord of a curve to the left having, a radius of 1664.60 feet,** and arc length of 312.32 feet continuing along said road and through said property to an unmarked point;
- #71- **THENCE North 15 degrees 10 minutes 10 seconds East 349.06 feet** continuing along said road and through said property to an unmarked point from which an iron pin (set) for reference bears South 24 degrees 27 minutes 05 seconds East 35.81 feet;
- #72- **THENCE North 14 degrees 10 minutes 51 seconds East 160.02 feet** continuing along said road and through said property to an unmarked point;
- #73- **THENCE North 01 degrees 35 minutes 50 seconds East 274.94 feet along the chord of a curve to the left having, a radius of 631.00 feet,** and arc length of 277.16 feet continuing along said road and through said property to an unmarked point;
- #74- **THENCE North 10 degrees 59 minutes 11 seconds West 156.77 feet** continuing along said road and through said property to an unmarked point;
- #75- **THENCE North 04 degrees 12 minutes 41 seconds East 144.97 feet along the chord of a curve to the right having, a radius of 276.50 feet,** and arc length of 146.68 feet continuing along said road and through said property to an unmarked point on the common line for Lots 11 and 20 of Adams Township, Quarter Township 2, and said Township and Range;
- #76- **THENCE South 88 degrees 17 minutes 58 seconds East 1703.13 feet** leaving said road and along a common line for said Ohio Franklin Realty, LLC and AEP Generation Resources Inc. properties recorded in Official Record Volume 2520, Page 262 to an iron pin (found capped 7321 Newcome) on the West line of Section 8, passing an iron pin (set) at 35.12 feet;
- #77- **THENCE South 00 degrees 13 minutes 24 seconds East 124.20 feet** along the common line for Lot 11 and Section 8 to the place of beginning, **containing 696.66 acres,** of which 5.70 acres are within an assumed 40 foot right of way for Reiker Hill Road, and Big Run Road and in the 40 foot right of way for Ferncliff Road.

**Acreage Breakdown**

- 294.67 Acres Lots 19, 20, & 21 Part of Parcel Number 02-01-02-45-000
- 161.86 Acres Section 8 All of Parcel Number 02-20-08-01-000
- 89.24 Acres Section 9 Part of Parcel Number 02-20-09-01-000
- 1.61 Acres Section 12 Part of Parcel Number 02-50-12-01-000
- 149.28 Acres Section 13 Part of Parcel Number 02-50-13-01-000

**696.66 Acres Total**

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. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.S.6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on October 15, 2024 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 PS #6885

DESCRIPTION  
APPROVED

By: *[Signature]* 11/25/2024