

- #111- **THENCE North 87 degrees 50 minutes 26 seconds West 1322.27 feet** along the common line for the Northwest and Southwest Quarters of Section 12 and common line for said Ohio Franklin Realty, LLC and Robert Bryce Vernon properties to an iron pin (found capped 5792 Graves) at a corner of the Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2450, Page 919;
- #112- **THENCE North 87 degrees 50 minutes 26 seconds West 656.20 feet** continuing along said Quarter Section line and along the common line for said Ohio Franklin Realty, LLC property and said Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2450, Page 919 to an iron pin (found capped 5792 Graves) at a corner of Robert Bryce Vernon and Bobbi Jean Vernon property recorded in Official Record Volume 1614, Page 639;
- #113- **THENCE North 87 degrees 50 minutes 26 seconds West 690.61 feet** continuing along said Quarter Section line and along the common line for said Ohio Franklin Realty, LLC property and said Robert Bryce Vernon and Bobbi Jean Vernon property recorded in Official Record Volume 1614, Page 639 to the place of beginning, **containing 469.19 acres**, of which 7.83 acres are within an assumed 40 foot right of way for Big Run Road and in the 40 foot right of way for Ferncliff Road.

Acreage Breakdown

256.52 Acres Section 9 Part of Parcel Number 02-20-09-01-000

201.66 Acres Section 12 Part of Parcel Number 02-50-12-01-000

11.01 Acres Section 13 Part of Parcel Number 02-50-13-01-000**469.19 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.



Charles R. Harkness, P.S. #6885

DESCRIPTION**APPROVED**By: M. Harkness