

02-50-12-01-002

**Ohio Franklin Realty, LLC  
Official Record 2568-616  
Exhibit A-1  
Tract 30, Parcel Two (OPC Parcel ID 159-97)**

**2018 Auction: Tract 6B  
+/- 15.044 ac.**

Situated in the State of Ohio, County of Muskingum, Township of Adams, and being a part of the Northeast Quarter of Section 12, Township 3, Range 6, United States Military Lands, and being a part of lands now owned by Ohio Franklin Realty, LLC as described in Muskingum County Official Record 2568, Page 616, Exhibit A-1, Tract 30, Parcel Two, and being more particularly described as follows:

Beginning at an iron pin set on the northeast corner of Section 11 and the northeast corner of said Section 12;

thence along the north line of Section 11, South 87 degrees 22 minutes 32 seconds East 121.35 feet to an iron pin set;

thence through said Ohio Franklin Realty Tract 29, South 01 degrees 46 minutes 35 seconds West 1343.62 feet to an iron pin set;

thence along the north line of lands now owned by William E. Adams (OR 2773-945), North 87 degrees 49 minutes 25 seconds West 1424.14 feet to an iron pin found, and the principal place of beginning;

thence along the west line of said Adam's land, South 02 degrees 34 minutes 14 seconds West 997.37 feet to a 1.25 inch square bar found, from which a stone found bears South 00 degrees 23 minutes 40 seconds West a distance of 326.21 feet;

thence along the north line of lands now owned by Atlee Miller (OR 2613-54), North 88 degrees 30 minutes 45 seconds West 740.79 feet to the centerline of Ferncliff Road (CR-14), passing an iron pin found at 714.06 feet;

thence along the centerline of said Ferncliff Road the following five courses:

- 1) with a curve to the right having a radius of 326.86 feet, an arc length of 170.20 feet, and a chord bearing North 02 degrees 27 minutes 41 seconds East, and a chord length of 168.29 feet;
- 2) North 16 degrees 47 minutes 07 seconds East 180.89 feet;
- 3) North 18 degrees 01 minutes 14 seconds East 279.14 feet;
- 4) North 15 degrees 19 minutes 43 seconds East 135.39 feet;
- 5) North 12 degrees 04 minutes 51 seconds East 266.53 feet to a point,

thence through said Ohio Franklin Realty Tract 30, Parcel One, South 87 degrees 49 minutes 25 seconds East 548.27 feet to the principal place of beginning, passing an iron pin set at 25.00 feet, containing 15.044 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 November 7, 2017.

02-50-12-01-002 A

This description is written based on a field survey completed October 3, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

Timothy H. Linn, PS  
Reg. No. 7113



10/15/18  
Date

**Parcel Number:**

Part of: 02-50-12-01-000 +/- 15.044 acres

DESCRIPTION  
APPROVED

By: 10/16/2018

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

10/17/18  
Date

Fee Paid

