

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY LLC
JOB# 2820-1

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

Being part of Sections 13 and 18, Township 3, Range 6, of the US Military District, further **being part of** the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2568, Page 616** of said county's deed records, and further being part of Muskingum County **Auditor's Parcel Number 02-50-18-19-000**, and more particularly described as follows;

- Beginning at an iron pin (set) at the common corner for the Southeast and Southwest Quarters of Section 13 and Northeast and Northwest Quarters of Section 18;
- #1- **THENCE South 02 degrees 08 minutes 31 seconds West 329.86 feet** along the common line for the Northeast and Northwest Quarters of Section 18 and common line for said Ohio Franklin Realty, LLC property and for the Stephen Frank McCarty and Jennifer G McCarty property recorded in Deed Book Volume 911, Page 280 to an iron pin (set);
 - #2- **THENCE North 87 degrees 50 minutes 25 seconds West 20.00 feet** into the Northwest Quarter of Section 18 and continuing along said Ohio Franklin Realty, LLC property and along the Carl Robert Vernon and Linda Louise Vernon property recorded in Official Record Volume 2925, Page 127 to an iron pin (set) at a corner of a second parcel owned by Stephen Frank McCarty and Jennifer G McCarty, passing an iron pipe (found) at 16.77 feet;
 - #3- **THENCE North 02 degrees 08 minutes 31 seconds East 329.85 feet** along said Ohio Franklin Realty, LLC and McCarty properties to an iron pin (set) on the common line for Sections 13 and 18;
 - #4- **THENCE North 01 degrees 49 minutes 31 seconds East 175.00 feet** into the Southwest Quarter of Section 13, continuing along said properties to an iron pin (set) at a corner of the Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2335, Page 745;
 - #5- **THENCE South 87 degrees 52 minutes 10 seconds East 20.00 feet** crossing said Ohio Franklin Realty, LLC property to an iron pin (set) on the common line for the Southeast and Southwest Quarters of Section 13;
 - #6- **THENCE South 01 degrees 49 minutes 31 seconds West 175.00 feet** along the common line for the Southeast and Southwest Quarters of Section 13 and common line for said Ohio Franklin Realty, LLC property and the Carl Robert Vernon and Linda Louise Vernon property to the place of beginning, containing 0.08 Acres in Section 13 and 0.15 Acres in Section 18 for a **Total of 0.23 Acres**.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Numbers 02-50-13-10-000 & 02-50-18-07-000 and will not increase adjacent parcel acreage.

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.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 29, 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 PLS #6885

DESCRIPTION

APPROVED

By: *D.M. Barnard*

4-11-2024

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/11/24
DATE