

Situated in the State of Ohio, County of Muskingum, Township of Blue Bock:

Being part of the Southeast Quarter, and part of the South Half of the Northeast Quarter, Section 25, Township 12, Range 12, of the Congress Lands East of the Scioto River, further **being part of** the Ohio Franklin Realty LLC property recorded in **Official Record Volume 2594, Page 344** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 06-90-25-13-000**, (said parcel is part of the Deed Designation Parcel MBR-004) and more particularly described as follows;

Beginning at the unmarked center of Section 25, located in the roadbed of Rural Dale Road (County Road 31), from which an iron pin (set) on the common line for the Southeast and Southwest Quarters of Sections 25, bears for reference South 01 degrees 57 minutes 51 seconds West 25.66 feet;

- #1- **THENCE North 87 degrees 10 minutes 43 seconds West 496.15 feet** along the common line for the Northwest and Southwest Quarters of Section 25 and within said roadbed, further being a common line for said Ohio Franklin Realty LLC property and for the Jeffrey D Dingey property recorded in Official Record Volume 1805, Page 381 and for the Todd Howard and Shawna R Howard property recorded in Official Record Volume 2264, Page 248 to an unmarked common corner for said Ohio Franklin Realty LLC property and for the Walter R Sutton and Eloise Sutton Trustees property recorded in Official Record Volume 2114, Page 563;
- #2- **THENCE North 42 degrees 57 minutes 46 seconds East 392.93 feet** leaving said road and along said Ohio Franklin Realty LLC and Sutton properties to a stone (found), passing an iron pin (set) at 22.70 feet;
- #3- **THENCE South 86 degrees 21 minutes 31 seconds East 238.42 feet** continuing along said properties to an iron pin (set) on the common line for the Northwest and Northeast Quarters of Section 25;
- #4- **THENCE North 01 degrees 57 minutes 51 seconds East 1007.21 feet** continuing along said properties and along said Quarter Section line to an iron pin (set) at a common corner for the South and North Halves of the Northeast Quarter of Section 25;
- #5- **THENCE South 87 degrees 25 minutes 33 seconds East 2149.54 feet** along the common line for said Halves of the Northeast Quarter and common line for said Ohio Franklin Realty LLC property and for the Walter R Sutton and Eloise Sutton Trustees property recorded in Official Record Volume 2117, Page 892, also along the Donald H Sutton and Deborah L Sutton property recorded in Official Record Volume 1659, Page 803 to an unmarked point in the centerline of said Rural Dale Road, passing iron pins (found) at 1347.83 feet and 2111.10 feet;
- #6- **THENCE along a curve to the left having, a chord bearing South 06 degrees 56 minutes 58 seconds West 246.62 feet, a radius of 363.96 feet**, and arc length of 251.60 feet along said road and through said Ohio Franklin Realty LLC property to an unmarked point;
- #7- **THENCE along a curve to the right having, a chord bearing South 01 degrees 10 minutes 29 seconds East 244.07 feet, a radius of 602.79 feet**, and arc length of 245.77 feet, continuing along said road and through said property to an unmarked point from which an iron pin (set) for reference bears South 79 degrees 18 minutes 29 seconds East 36.39 feet;
- #8- **THENCE along a curve to the right having, a chord bearing South 15 degrees 30 minutes 44 seconds West 406.76 feet, a radius of 2330.35 feet**, and arc length of 407.28 feet, continuing along said road and through said property to an unmarked point;

- #9- **THENCE along a curve to the right having, a chord bearing South 35 degrees 59 minutes 51 seconds West 440.01 feet, a radius of 824.38 feet,** and arc length of 445.41 feet, continuing along said road and through said property to an unmarked point from which and iron pin (set) for reference bears North 35 degrees 36 minutes 50 seconds West 21.88 feet;
- #10- **THENCE South 51 degrees 28 minutes 34 seconds West 110.34 feet** continuing along said road and through said property to an unmarked point;
- #11- **THENCE South 52 degrees 08 minutes 44 seconds West 100.00 feet** continuing along said road and through said property to an unmarked point;
- #12- **THENCE South 49 degrees 56 minutes 34 seconds West 120.05 feet** continuing along said road and through said property to an unmarked point;
- #13- **THENCE along a curve to the right having, a chord bearing South 81 degrees 02 minutes 21 seconds West 219.81 feet, a radius of 212.80 feet,** and arc length of 230.99 feet, continuing along said road and through said property to an unmarked point from which and iron pin (set) for reference bears South 16 degrees 30 minutes 20 seconds West 25.16 feet;
- #14- **THENCE North 67 degrees 51 minutes 53 seconds West 258.61 feet** continuing along said road and through said property to an unmarked point;
- #15- **THENCE North 69 degrees 27 minutes 38 seconds West 208.43 feet** continuing along said road and through said property to an unmarked point from which and iron pin (set) for reference bears North 21 degrees 02 minutes 41 seconds East 23.26 feet;
- #16- **THENCE along a curve to the left having, a chord bearing North 76 degrees 09 minutes 56 seconds West 238.29 feet, a radius of 1008.55 feet,** and arc length of 238.84 feet, continuing along said road and through said property to an unmarked point;
- #17- **THENCE North 84 degrees 30 minutes 32 seconds West 315.51 feet** continuing along said road and through said property to an unmarked point;
- #18- **THENCE North 87 degrees 43 minutes 36 seconds West 345.63 feet** continuing along said road and through said property to the place of beginning, **containing 67.07 acres** of which 1.72 acres are within the right of way of Rural Dale Road (County Road 31).

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

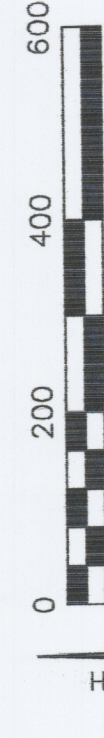
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 4, 2017 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness PLS #6885

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 3/15/2017







PIN (SET) 5/8" REBAR CAPPED  
○ (C.R. HARKNESS PLS #8885)  
● PIN (FOUND)  
△ POINT (UNMARKED)

#### LEGEND

FENCE LINE OCCUPATION  
× × × × ×  
□ STONE (FOUND)  
○ PIPE (FOUND)

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

SW Qtr Sec 24

SE Qtr Sec 24

Sec 19

Sec 24

Sec 30

#### SURVEY 1

Being part of the Southeast Quarter, and part of the South Half of the Northeast Quarter, Section 25, Township 12, Range 12, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty LLC property recorded in **Official Record Volume 2594, Page 344**, of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 06-90-25-13-000:

**Deed Designated Tract MBR-004 (Being Part) 67.07 Acres**

#### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and OGRIP Orthophotos of the area. Ongoing Survey by Charles R Harkness PLS 6885 in connection with AEP and the Morgan County Engineer's Office known as the AEP Section Corner Restoration Project.  
Note #1- Right of way width for Rural Dale Road listed as 40 feet.

NW Qtr  
Sec 25

Part MBR-004  
67.07 Acres

Part of Auditor's Parcel Number  
06-90-25-13-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

Walter R Sutton &  
Eloise Sutton Trustees  
OR Vol. 2114, Page 563.

Todd Howard &  
Shawna R Howard  
OR Vol. 2264,  
Page 248.

Jeffrey D Dingey  
OR Vol. 1805,  
Page 381.

SW Qtr  
Sec 25

Part MBR-004  
171.75 Acres

Remainder Auditor's Parcel Number  
06-90-25-13-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

SE Qtr  
Sec 25

To Stone Found Sec Corner  
N 87°48'18" W 2869.43'

N 87°48'18" W 2835.27'

Commencing  
Sec 25

Sec 30

This plat was prepared by C.R. Harkness Surveying & Mapping, Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY**  
Charles R. Harkness PLS #8885



SURVEY FOR:  
**Ohio Franklin Realty LLC**

**HARKNESS SURVEYING & MAPPING, INC.**  
8205 OLD TOWN ROAD  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122

Surveyed: 3/4/2017 Drawn: 3/5/2017

JOB NUMBER  
Job#2368-1

DRAWING / SHEET #  
Plat #01

Drake and Martin Road

Part MBR-004  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

Shannon E Stamper  
ET AL  
OR Vol. 2658,  
Page 740.  
David J Troyer  
OR Vol. 1899,  
Page 735.

Sec 36

Sec 31

Sec 30

Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.  
MM-212

N Half  
NE Qtr  
Sec 25

Walter R Sutton &  
Eloise Sutton Trustees  
OR Vol. 2117, Page 892.

Donald H Sutton &  
Deborah L Sutton  
OR Vol. 1659,  
Page 803.

John Dugan &  
Tom Dugan Trustees  
OR Vol. 2696, Page 888.  
Michael G Dingey  
OR Vol. 2005, Page 466.

Northwood Energy Corp  
OR Vol. 1684,  
Page 363.

Steven D Osborn  
OR Vol. 2248,  
Page 483.