

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2602-D Blue Rock Township Section 26-2**

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

Being part of Section 26, 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 all of Muskingum County Auditor's Parcel Number 06-92-03-07-000**, and more particularly described as follows;

Commencing at an iron pin (found capped ODNR SURVEY BOUNDARY MARKER PLS 6885) at the common corner for Sections 25, 26, 35, and 36 of Blue Rock Township;

- TIE- THENCE North 87 degrees 25 minutes 57 seconds West 2527.62 feet** along the common line for Sections 26 and 35 and along a common line for said Ohio Franklin Realty, LLC property and for the Jodie T Ashton and Jerrald Frederick Woodard Jr. Property recorded in Official Record Volume 1901, Page 561 to an unmarked point in the centerline of State Route 376 (Rockville Road), being the place of beginning for the property herein intended to be described, passing an iron pin (found capped ODNR SURVEY BOUNDARY MARKER PLS 6885) at 2502.38 feet;
- #1- THENCE North 87 degrees 26 minutes 42 seconds West 868.25 feet** continuing along said Section line, leaving said road, and through said Ohio Franklin Realty, LLC property to an unmarked point in the centerline of Trimble Road;
- #2- THENCE North 22 degrees 26 minutes 50 seconds East 78.59 feet**, into Section 26, along said road, and common line for said Ohio Franklin Realty, LLC property and for the F & H Farm Partnership LLC property recorded in Official Record Volume 2473, Page 641 to the unmarked Southwest corner of the Dana J Johnson and Beverly L Johnson property recorded in Official Record Volume 2932, Page 193 ;
- #3- THENCE South 88 degrees 16 minutes 41 seconds East 781.96 feet** leaving said road and along the South line of said Johnson property to an unmarked point in the centerline of State Route 376 (Rockville Road, passing iron pins (found capped ODNR SURVEY BOUNDARY MARKER PLS 6885) at 19.29 feet and 749.25 feet;
- #4- THENCE South 32 degrees 24 minutes 38 seconds East 104.05 feet** along said road and common line for said Ohio Franklin Realty, LLC and Ashton/Woodard properties to the place of beginning, **containing 1.51 acres**, of which 0.11 acres are within the right of ways for Trimble Road and State Route 376.

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).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in August 2020 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 RECORDED
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *[Signature]*