

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY LLC
JOB#2368-2 SPLIT-1

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

Being part of Section 21, of Township 12, Range 11, 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 40-50-21-01-000**, (said parcel is further part of the Deed Designation Parcel MM-129) and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for Sections 16, 17, 20, and 21 of said Township and Range;

- #1- **THENCE South 87 degrees 18 minutes 33 seconds East 365.50 feet** along the common line for Sections 16 and 21 to an unmarked point in the centerline of High Hill Road (County Road 59), passing an iron pin (set) at 346.19 feet;
- #2- **THENCE South 06 degrees 36 minutes 25 seconds East 78.34 feet** into Section 21 and through said Ohio Franklin Realty LLC property to an unmarked point from which an iron pin (set) for reference bears North 84 degrees 48 minutes 41 seconds East 24.49 feet;
- #3- **THENCE with a curve to the right having, a chord bearing South 02 degrees 28 minutes 29 seconds West 345.63 feet, a radius of 1094.85 feet, an arc length of 347.08 feet** continuing through said property and along said road to an unmarked point;
- #4- **THENCE South 11 degrees 33 minutes 23 seconds West 374.68 feet** to an unmarked point from which an iron pin (set) for reference bears South 74 degrees 42 minutes 58 seconds East 22.11 feet continuing through said property and along said road to an unmarked point;
- #5- **THENCE with a curve to the left having, a chord bearing South 02 degrees 22 minutes 50 seconds West 249.20 feet, a radius of 781.38 feet, an arc length of 250.27 feet, to an unmarked point** continuing through said property and along said road to an unmarked point;
- #6- **THENCE South 06 degrees 47 minutes 43 seconds East 213.13 feet** to an unmarked point, from which an iron pin (set) for reference bears South 84 degrees 00 minutes 36 seconds West 24.86 feet continuing through said property and along said road to an unmarked point;
- #7- **THENCE with a curve to the right having, a chord bearing South 16 degrees 30 minutes 41 seconds West 177.78 feet, a radius of 224.66 feet, an arc length of 182.78 feet, to an unmarked point** continuing through said property and along said road to an unmarked point;
- #8- **THENCE with a curve to the left having, a chord bearing South 35 degrees 07 minutes 30 seconds West 57.37 feet, a radius of 350.50 feet, an arc length of 57.43 feet** continuing through said property and along said road to an unmarked corner of the Theresa Mell Erickson property recorded in Official Record Volume 2439, Page 798;
- #9- **THENCE North 64 degrees 54 minutes 43 seconds West 295.12 feet** leaving said road and along said Ohio Franklin Realty LLC and Erickson properties to an iron pin (set) at the common corner for the Northeast and Southeast Quarters of the Northeast Quarter of Section 20, further being a common corner for the Matt Carpenter and Andrea Carpenter property recorded in Deed Book Volume 1160 Page 513, passing an iron pin (set) at 30.00 feet;
- #10- **THENCE North 02 degrees 10 minutes 53 seconds East 1361.20 feet** along the common line for Sections 20 and 21 also for said Ohio Franklin Realty LLC and Erickson properties to the place of beginning, containing **11.32 acres** of which 0.69 acres are within the right of way for High Hill Road (County Road 59).

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).

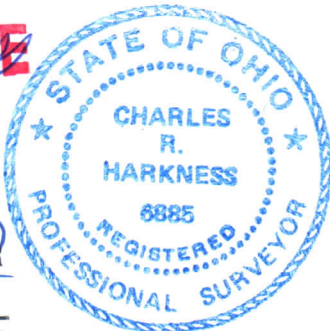
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 28, 2018 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY
NOT RECORDED
Charles R. Harkness PLS #6885

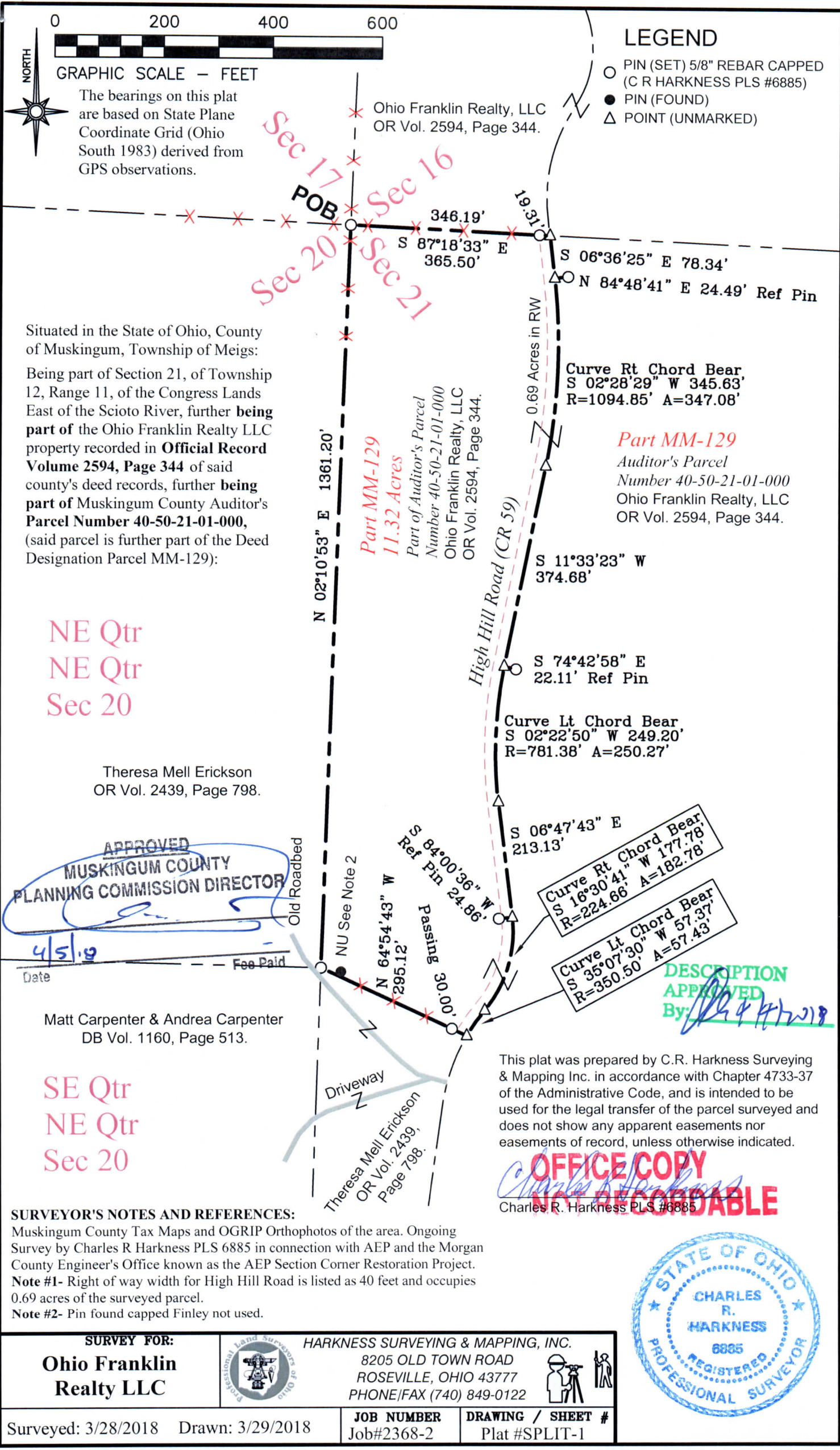
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/5/18
Date

Fee Paid



DESCRIPTION
APPROVED
By: [Signature] 4/11/18



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)

GRAPHIC SCALE — FEET

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

Situated in the State of Ohio, County of Muskingum, Township of Meigs:
Being part of Section 21, of Township 12, Range 11, 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 40-50-21-01-000, (said parcel is further part of the Deed Designation Parcel MM-129):

Part MM-129

Auditor's Parcel
Number 40-50-21-01-000
Ohio Franklin Realty, LLC
OR Vol. 2594, Page 344.

NE Qtr
NE Qtr
Sec 20

Theresa Mell Erickson
OR Vol. 2439, Page 798.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4/5/18 Fee Paid

Matt Carpenter & Andrea Carpenter
DB Vol. 1160, Page 513.

SE Qtr
NE Qtr
Sec 20

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
NOT RECORDABLE

Charles R. Harkness PLS #6885

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 High Hill Road is listed as 40 feet and occupies 0.69 acres of the surveyed parcel.
Note #2- Pin found capped Finley not used.

| | |
|---|--|
| SURVEY FOR: Ohio Franklin Realty LLC | HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122 |
| Surveyed: 3/28/2018 Drawn: 3/29/2018 | JOB NUMBER Job#2368-2 DRAWING / SHEET # Plat #SPLIT-1 |

