

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

Being part of Sections 22, 23, and 27, 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 2562, Page 273** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Numbers 40-50-22-26-000, 40-50-22-29-000, 40-60-23-01-000, 40-60-23-02-000, 40-80-27-01-000, and 40-80-27-02-000, and all of Auditor's Parcel Numbers 40-50-22-09-000, 40-50-22-22-000, 40-50-22-24-000, 40-50-22-25-000, 40-50-22-27-000, 40-50-22-28-000, 40-80-27-05-000, and 40-80-27-06-000** (said parcels are further part of the Deed Designation Parcels MM-040, MM-061, MM-062, MM-088, MM-090 and MM-091 and all of MM-040-A), and more particularly described as follows;

Beginning at an iron pin (found) at the common corner for the Southeast and Southwest Quarters, of the Southwest Quarter, of said Section 22 and Northeast Quarter, of the Northwest Quarter, of said Section 27;

- #1- **THENCE North 01 degrees 56 minutes 38 seconds East 1334.18 feet** along the common line for said Southeast and Southwest Quarters of the Southwest Quarter of Section 22, further being a common line for said Ohio Franklin Realty LLC property and for the Gary Daniel Davis and Kristina K Vineyard Davis property recorded in Official Record Volume 2208, Page 763 to an iron pin (found) at the center of the Southwest Quarter of Section 22;
- #2- **THENCE South 87 degrees 41 minutes 46 seconds East 2694.69 feet** along the common lines for the Southeast and Northeast Quarters of the Southwest Quarter of Section 22 and Northwest and Southwest Quarters of the Southeast Quarter of Section 22 further be a common line for said Ohio Franklin Realty LLC property and for the Gary L Dingey property recorded in Official Record Volume 2032, Page 369 to an iron pin (set) at the center of the Southeast Quarter of Section 22;
- #3- **THENCE North 01 degrees 31 minutes 14 seconds East 2265.73 feet** continuing along said properties and common line for the Northwest and Northeast Quarters of the Southeast Quarter of Section 22 and Southwest and Southeast Quarters of the Northeast Quarter of Section 22 to an iron pin (set), passing an iron pin (set) at 1977.45 feet; the centerline of Rural Dale Road at 2000.01 feet, and iron pin (set) at 2034.10 feet;
- #4- **THENCE North 60 degrees 34 minutes 54 seconds East 438.79 feet** into the Southeast Quarter of the Northeast Quarter of Section 22 and along a common line for said Ohio Franklin Realty LLC property and for the Doris Swope ETAL property recorded in Deed Book Volume 1067, Page 487 to an iron pin (set);
- #5- **THENCE South 89 degrees 02 minutes 49 seconds East 378.18 feet** continuing along said properties to an iron pin (set);
- #6- **THENCE North 84 degrees 57 minutes 16 seconds East 604.56 feet** continuing along said properties to an iron pin (set) on the common line for said Sections 22 and 23;
- #7- **THENCE North 00 degrees 58 minutes 01 seconds East 363.00 feet** continuing along said properties and along said Section line to an iron pin (set);
- #8- **THENCE North 83 degrees 57 minutes 10 seconds East 80.96 feet** into Section 23 and along a common line for said Ohio Franklin Realty LLC property and for the Trustees of Meigs Township property recorded in Deed Book Volume 71, Page 48 to an unmarked point in the centerline of Big Muskie Drive (State Route 284), passing an iron pin (set) at 51.79 feet;
- #9- **THENCE South 12 degrees 54 minutes 48 seconds East 119.06 feet** along said road and through said Ohio Franklin Realty LLC property for this course and the following twenty three courses to an unmarked point;

- #10- **THENCE along a curve to the left having, a chord bearing South 34 degrees 02 minutes 10 seconds East 279.84 feet, a radius of 388.27 feet, an arc length of 286.28 feet, continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears North 40 degrees 01 minutes 04 seconds East 27.09 feet;**
- #11- **THENCE South 55 degrees 09 minutes 45 seconds East 220.86 feet** continuing as referenced to an unmarked point from which an iron pin (set) for reference bears North 36 degrees 43 minutes 24 seconds East 25.61 feet;
- #12- **THENCE along a curve to the right having, a chord bearing South 48 degrees 58 minutes 59 seconds East 178.18 feet, a radius of 827.63 feet, an arc length of 178.53 feet continuing as referenced to an unmarked point;**
- #13- **THENCE along a curve to the right having, a chord bearing South 34 degrees 28 minutes 58 seconds East 103.04 feet, a radius of 356.02 feet, an arc length of 103.40 feet continuing as referenced to an unmarked point;**
- #14- **THENCE along a curve to the right having, a chord bearing South 16 degrees 45 minutes 44 seconds East 78.07 feet, a radius of 238.98 feet, an arc length of 78.42 feet continuing as referenced to an unmarked point;**
- #15- **THENCE along a curve to the right having, a chord bearing South 01 degrees 40 minutes 43 seconds East 91.79 feet, a radius of 463.40 feet, an arc length of 91.94 feet continuing as referenced to an unmarked point;**
- #16- **THENCE along a curve to the right having, a chord bearing South 17 degrees 17 minutes 39 seconds West 182.93 feet, a radius of 397.90 feet, an arc length of 184.58 feet continuing as referenced to the unmarked intersection of State Route 284 and Rural Dale Road, from which an iron pin (set) for reference bears South 61 degrees 12 minutes 47 seconds East 29.77 feet;**
- #17- **THENCE along a curve to the right having, a chord bearing South 37 degrees 04 minutes 54 seconds West 90.06 feet, a radius of 397.90 feet, an arc length of 90.26 feet continuing as referenced to an unmarked point;**
- #18- **THENCE South 43 degrees 34 minutes 48 seconds West 280.00 feet** continuing as referenced to the unmarked intersection of State Route 284 and Rural Dale Road, from which an iron pin (set) for reference bears North 45 degrees 19 minutes 37 seconds West 30.76 feet;
- #19- **THENCE South 43 degrees 18 minutes 30 seconds West 294.00 feet** continuing as referenced to an unmarked point;
- #20- **THENCE South 42 degrees 23 minutes 03 seconds West 345.31 feet** continuing as referenced and crossing into Section 22 at 281.89 feet to an unmarked point, from which an iron pin (set) for reference bears North 44 degrees 48 minutes 33 seconds West 25.98 feet;
- #21- **THENCE along a curve to the right having, a chord bearing South 52 degrees 59 minutes 48 seconds West 231.44 feet, a radius of 628.35 feet, an arc length of 232.76 feet continuing as referenced to an unmarked point;**
- #22- **THENCE South 63 degrees 36 minutes 32 seconds West 417.42 feet** continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears North 30 degrees 59 minutes 14 seconds West 20.85 feet;
- #23- **THENCE along a curve to the left having, a chord bearing South 27 degrees 31 minutes 57 seconds West 471.09 feet, a radius of 400.00 feet, an arc length of 503.72 feet continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears South 89 degrees 28 minutes 21 seconds East 42.40 feet;**
- #24- **THENCE South 08 degrees 32 minutes 37 seconds East 722.92 feet** continuing as referenced to an unmarked point;
- #25- **THENCE South 07 degrees 42 minutes 49 seconds East 214.33 feet** continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears South 86 degrees 53 minutes 32 seconds West 27.83 feet;

- #26- **THENCE along a curve to the right having, a chord bearing South 13 degrees 25 minutes 24 seconds West 845.76 feet, a radius of 1172.70 feet,** an arc length of 865.25 feet continuing as referenced to an unmarked point on the common line for Sections 22 and 27, from which an iron pin (set) for reference bears North 81 degrees 19 minutes 57 seconds West 28.63 feet;
- #27- **THENCE along a curve to the right having, a chord bearing South 57 degrees 33 minutes 34 seconds West 916.37 feet, a radius of 1172.70 feet,** an arc length of 941.45 feet continuing as referenced and into Section 27 to an unmarked point, from which an iron pin (set) for reference bears North 04 degrees 32 minutes 12 seconds West 27.40 feet;
- #28- **THENCE South 80 degrees 33 minutes 29 seconds West 659.38 feet** continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears South 09 degrees 35 minutes 26 seconds East 22.66 feet;
- #29- **THENCE South 79 degrees 58 minutes 42 seconds West 992.67 feet** continuing as referenced to an unmarked point, from which an iron pin (set) for reference bears North 10 degrees 05 minutes 40 seconds West 46.56 feet;
- #30- **THENCE along a curve to the left having, a chord bearing South 73 degrees 58 minutes 13 seconds West 208.83 feet, a radius of 997.57 feet,** an arc length of 209.21 feet continuing as referenced to an unmarked point;
- #31- **THENCE along a curve to the left having, a chord bearing South 54 degrees 03 minutes 34 seconds West 362.98 feet, a radius of 755.34 feet,** an arc length of 366.56 feet continuing as referenced to an unmarked point;
- #32- **THENCE South 40 degrees 09 minutes 25 seconds West 219.66 feet** continuing as referenced to an unmarked point in the South line of the Northeast Quarter of the Northwest Quarter of Section 27;
- #33- **THENCE North 87 degrees 16 minutes 57 seconds West 247.66 feet** leaving said road along said Quarter Quarter line and common line for said Ohio Franklin Realty LLC property and for the Scott C Handel property recorded in Official Record Volume 1789, Page 38 to an iron pin (found) at the Southwest corner of said Quarter Quarter, passing an iron pin (found) at 59.53 feet;
- #34- **THENCE North 01 degrees 13 minutes 00 seconds East 1329.07 feet** continuing along said properties and West line of said Northeast Quarter of the Northwest Quarter, also along the David M Vollmer property recorded in Deed Book Volume 1130, Page 291 to the place of beginning, passing an iron pin (found) at 1099.04 feet, containing 54.10 acres in Section 22, 15.07 acres in Section 23, and 164.74 acres in Section 27 for a **total of 233.91 acres**, of which 7.78 acres are within the right of ways for Big Muskie Drive and Rural Dales Road.

ACREAGE BREAKDOWN**Deed Designated Tract MM-040 (Being Part)**

R1- All Of Auditor's Parcel Number 40-50-22-09-000 35.87 Acres
 R2- Part Of Auditor's Parcel Number 40-60-23-02-000 13.61 Acres

Deed Designated Tract MM-040-A (Being All)

R3- Part Of Auditor's Parcel Number 40-60-23-01-000 1.35 Acres

Deed Designated Tract MM-061 (Being Part)

R4- Part Of Auditor's Parcel Number 40-80-27-02-000 14.20 Acres

Deed Designated Tract MM-062 (Being Part)

R5- All Of Auditor's Parcel Number 40-50-22-25-000 12.02 Acres
 R6- Part Of Auditor's Parcel Number 40-80-27-01-000 31.48 Acres
 R7- Part Of Auditor's Parcel Number 40-80-27-01-000 1.80 Acres
 R8- All Of Auditor's Parcel Number 40-80-27-05-000 6.17 Acres

Deed Designated Tract MM-088 (Being Part)

R9- All Of Auditor's Parcel Number 40-50-22-22-000 41.69 Acres
 R10- All Of Auditor's Parcel Number 40-50-22-24-000 41.06 Acres
 R11- All Of Auditor's Parcel Number 40-50-22-27-000 1.06 Acres
 R12- All Of Auditor's Parcel Number 40-50-22-28-000 3.16 Acres
 R13- All Of Auditor's Parcel Number 40-80-27-06-000 0.45 Acres

Deed Designated Tract MM-090 (Being Part)

R14- Part Of Auditor's Parcel Number 40-50-22-29-000 24.92 Acres
 R15- Part Of Auditor's Parcel Number 40-60-23-01-000 0.11 Acres

Deed Designated Tract MM-091 (Being Part)

R16- Part Of Auditor's Parcel Number 40-50-22-26-000 4.96 Acres

233.91 Acres Total

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 April 18, 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.

Charles R. Harkness
OFFICE COPY
NOT RECORDABLE
 Charles R. Harkness P.L.S. #6885
DESCRIPTION
APPROVED
 By: *[Signature]*



0 400 800 1200

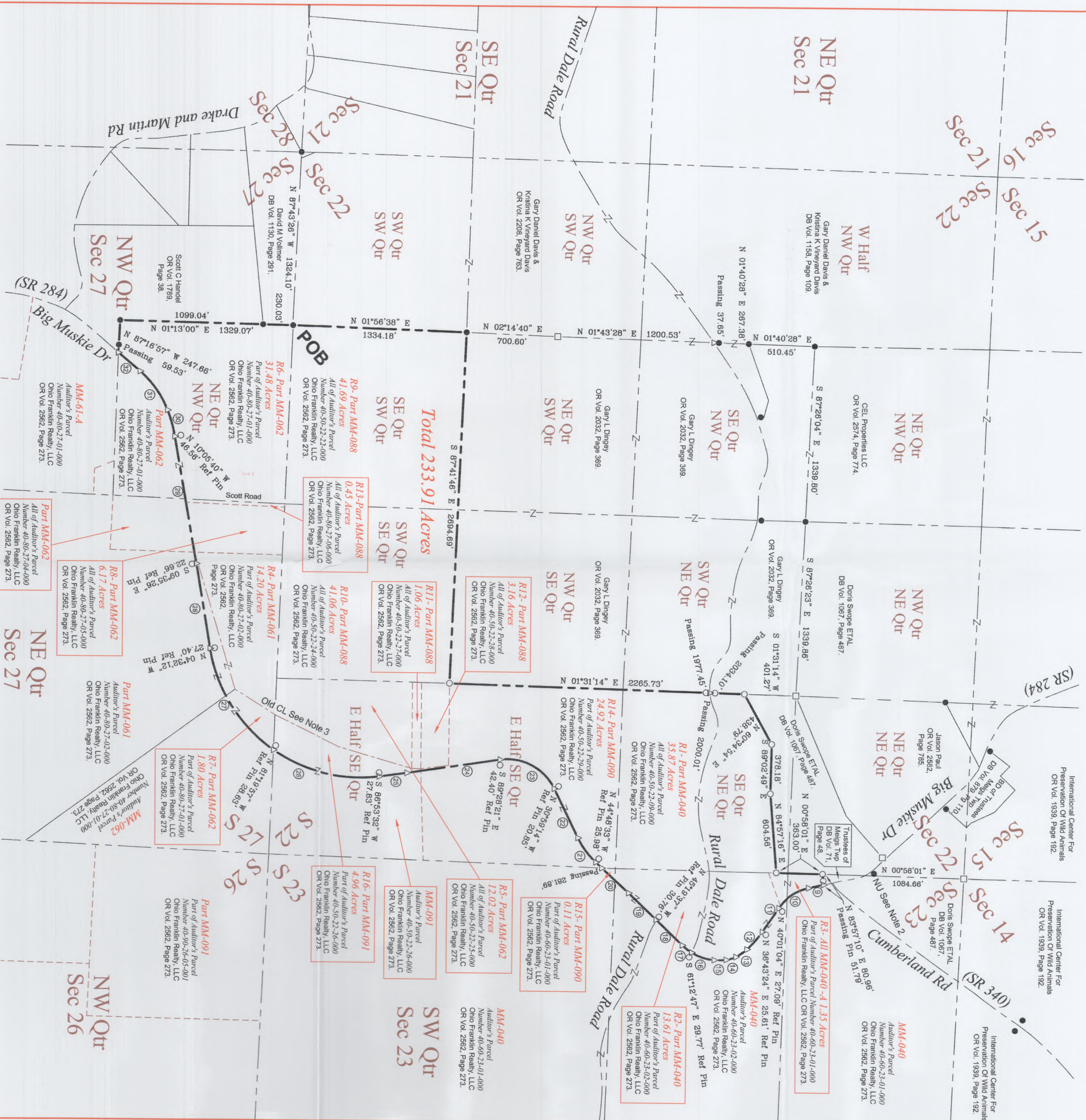
GRAPHIC SCALE - FEET

NORTH

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

LEGEND

○ (C) R HARKNESS PLS #6885 PIN (SET) 58° REBAR CAPPED
● (C) R HARKNESS PLS #6885 PIN (FOUND)
△ POINT (UNMARKED)
□ STONE (FOUND)
○ PIPE (FOUND)



Call	Bearing	Length	Radius	ARC	LENGTH
9	S 12°54'48" E	119.06'			
10	Lt S 34°02'10" E	279.84'	386.27'	286.28'	
11	S 55°09'45" E	220.86'			
12	RT S 48°58'59" E	178.18'	182.73'	178.53'	
13	RT S 36°28'56" E	103.04'	356.02'	103.40'	
14	RT S 34°58'45" E	103.04'	356.02'	103.40'	
15	RT S 01°40'43" E	91.79'	463.40'	91.94'	
16	RT S 17°17'59" W	182.83'	392.50'	184.56'	
17	RT S 37°04'54" W	90.06'	397.50'	90.26'	
18	S 43°34'48" W	280.00'			
19	S 43°18'50" W	294.00'			
20	RT S 42°23'03" W	345.31'			
21	RT S 35°59'45" W	231.44'	628.35'	232.78'	
22	RT S 35°59'45" W	231.44'	628.35'	232.78'	
23	Lt S 27°31'57" E	471.06'	400.00'	503.72'	
24	S 06°32'37" E	214.33'			
25	S 07°42'49" E	214.33'			
26	RT S 13°23'24" W	845.76'	1172.70'	865.25'	
27	RT S 57°33'24" W	916.37'	1172.70'	941.45'	
28	S 79°58'42" W	656.38'			
29	Lt S 78°58'42" W	208.83'	997.57'	209.21'	
30	Lt S 78°58'42" W	208.83'	997.57'	209.21'	
31	Lt S 42°09'25" W	219.95'			
32	S 42°09'25" W	219.95'			

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 State Route 284 listed as 60 feet and Rural Dale is listed as 40 feet, and occupy 7.78 acres of the surveyed parcel.

Note #2- Pin found capped. Limb not used found disturbed and out of position.

Note #3- Old centerline of SR 284 per deed calls.

Note #4- Parcels lines within the perimeter survey are shown for reference only. These lines are calculated for acreage breakdown and were not surveyed.

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, encumbrances or other interests, unless otherwise indicated.

OFFICE COPY

UNRECORDED

Charles R. Harkness PLS #6885

APPROVED

By: *[Signature]*



SURVEY FOR:

Ohio Franklin Realty LLC

8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122

Job NUMBER: JOB#2368-3

DRAWING / SHEET # Plat #01

Surveyed: 4/18/2017 Drawn: 4/24/2017

Situated in the State of Ohio, County of Muskingum, Township of Meigs: Being part of Sections 22, 23, and 27, 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 2562, Page 273** of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 40-50-22-26-000, 40-50-22-29-000, 40-60-23-01-000, 40-60-23-02-000, 40-80-27-01-000, and 40-80-27-02-000, and all of Auditor's Parcel Numbers 40-50-22-09-000, 40-50-22-22-000, 40-50-22-24-000, 40-50-22-25-000, 40-50-22-27-000, 40-50-22-28-000, 40-80-27-05-000, and 40-80-27-06-000 (said parcels are further part of the Deed Designation Parcels MM-040, MM-061, MM-062, MM-088, MM-090 and MM-091) and all of MM-040-A):

ACREAGE BREAKDOWN

Deed Designated Tract MM-040 (Being Part)

R1- All of Auditor's Parcel Number 40-50-22-09-000 35.87 Acres

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R4- Part of Auditor's Parcel Number 40-80-27-02-000 14.20 Acres

Deed Designated Tract MM-062 (Being Part)

R5- All of Auditor's Parcel Number 40-50-22-26-000 12.10 Acres

R6- Part of Auditor's Parcel Number 40-80-27-01-000 31.48 Acres

R7- Part of Auditor's Parcel Number 40-80-27-01-000 1.80 Acres

R8- All of Auditor's Parcel Number 40-80-27-05-000 6.17 Acres

Deed Designated Tract MM-088 (Being Part)

R9- All of Auditor's Parcel Number 40-50-22-22-000 41.69 Acres

R10- All of Auditor's Parcel Number 40-50-22-24-000 41.06 Acres

R11- All of Auditor's Parcel Number 40-50-22-27-000 1.06 Acres

R12- All of Auditor's Parcel Number 40-50-22-28-000 3.16 Acres

R13- All of Auditor's Parcel Number 40-80-27-06-000 0.45 Acres

Deed Designated Tract MM-090 (Being Part)

R14- Part of Auditor's Parcel Number 40-50-22-29-000 24.92 Acres

R15- Part of Auditor's Parcel Number 40-50-23-01-000 0.11 Acres

Deed Designated Tract MM-091 (Being Part)

R16- Part of Auditor's Parcel Number 40-50-22-26-000 4.96 Acres

233.91 Acres Total