

40-70-29-29-000

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2602-B MEIGS SECTION 29**

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

Being part of the East Half, Northeast Quarter, Section 29, Township 12, Range 11, of the Congress Lands East of the Scioto River, **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 40-70-29-29-000**, and more particularly described as follows;

Beginning at an iron pin (found capped 7760) at the Southeast corner of said East Half, further being on the West line of Section 28 of said Township and Range, further being the Northeast corner of Tract 13 of Shook Farm Subdivision recorded in Plat Book 18, Page 65;

- #1- **THENCE North 87 degrees 38 minutes 41 seconds West 1350.15 feet** along the South line of the Northeast Quarter of Section 29 and North lines of Tracts 11, 12, and 13 of said Subdivision being a common line for said Ohio Franklin Realty, LLC property Tract 13 owned by JJ Detweiler Enterprises, Inc recorded in Official Record Volume 2587, Page 575, and Tracts 11 and 12 owned by Raymond G Smith Jr. and Cyrilla Smith recorded in Official Record Volume 1839, Page 353, and Official Record Volume 2160, Page 219 to the common Southern corner of the East and West Halves of the Northeast Quarter of Section 29; occupied by a 30" plus Beech Tree, passing an iron pin (found capped 7760) at 301.35 feet;
- #2- **THENCE North 02 degrees 06 minutes 31 seconds East 1892.66 feet** along the common line for said East and West Halves of the Northeast Quarter of Section 29, and common line for said Ohio Franklin Realty, LLC property and for the Ted W Miller ET AL property recorded in Official Record Volume 2805, Page 636 to an unmarked point in the centerline of Drake and Martin Road (Township Road 219), passing an iron pins (set) at 5.00 feet and 1877.82 feet;
- #3- **THENCE with a curve to the right having, a chord bearing North 77 degrees 37 minutes 31 seconds East 311.90 feet, a radius of 1411.05 feet**, and arc length of 312.54 feet into said East Half of the Northeast Quarter of Section 29, along said road, and common line for said Ohio Franklin Realty, LLC property and for the Steven W Southall and Amanda M Richardson property recorded in Official Record Volume 1585, Page 74 to an unmarked point;
- #4- **THENCE North 83 degrees 58 minutes 14 seconds East 344.07 feet** continuing along said road and properties to an unmarked point;
- #5- **THENCE with a curve to the left having, a chord bearing North 75 degrees 02 minutes 05 seconds East 149.57 feet, a radius of 481.45 feet**, and arc length of 150.18 feet continuing along said road and properties to an unmarked point;
- #6- **THENCE with a curve to the right having, a chord bearing North 69 degrees 50 minutes 12 seconds East 367.85 feet, a radius of 2821.30 feet**, and arc length of 368.11 feet continuing along said road and properties to an unmarked point;
- #7- **THENCE North 73 degrees 34 minutes 28 seconds East 231.91 feet** continuing along said road and properties to an unmarked point on the common line for said Sections 28 and 29;
- #8- **THENCE South 02 degrees 00 minutes 04 seconds West 2282.24 feet** leaving said road, along said Section line, and through said Ohio Franklin Realty, LLC property to the place of beginning, passing an iron pin (found capped 6885) at 20.84 feet **containing 63.93 acres** of which 0.65 acres are within the right of way of Drake and Martin Road (Township Road 219).

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 3/4" rebar capped ODNr Survey Boundary Marker PLS #6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on February 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: *Richard Howard*