

40-70-30-24-000 A

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2602-D Meigs Township Section 30

- #23- **THENCE South 54 degrees 00 minutes 49 seconds East 33.19 feet** continuing along said run and properties to an unmarked point;
- #24- **THENCE North 77 degrees 08 minutes 25 seconds East 49.30 feet** continuing along said run and properties to an unmarked point;
- #25- **THENCE North 60 degrees 50 minutes 56 seconds East 64.17 feet** continuing along said run and properties to an unmarked point;
- #26- **THENCE South 78 degrees 56 minutes 04 seconds East 78.87 feet** continuing along said run and properties to an unmarked point;
- #27- **THENCE South 33 degrees 17 minutes 57 seconds East 25.19 feet** continuing along said run and properties to an unmarked point;
- #28- **THENCE North 84 degrees 06 minutes 10 seconds East 36.47 feet** continuing along said run and properties to an unmarked point from which an iron pin (set) bears for reference South 49 degrees 44 minutes 44 seconds West 14.48 feet;
- #29- **THENCE South 41 degrees 25 minutes 37 seconds East 33.86 feet** continuing along said run and properties to an unmarked point;
- #30- **THENCE South 76 degrees 33 minutes 08 seconds East 92.21 feet** continuing along said run and properties to an unmarked point;
- #31- **THENCE South 68 degrees 36 minutes 05 seconds East 66.23 feet** continuing along said run and properties to an unmarked point;
- #32- **THENCE South 78 degrees 23 minutes 59 seconds East 84.67 feet** continuing along said run and properties to an unmarked point;
- #33- **THENCE North 81 degrees 31 minutes 18 seconds East 87.80 feet** continuing along said run and properties to an unmarked point on the common line for the East and West Halves of the Northwest Quarter of Section 30 from which an iron pin (set) bears for reference South 25 degrees 16 minutes 03 seconds West 20.00 feet;
- #34- **THENCE South 02 degrees 09 minutes 33 seconds West 997.96 feet** along said Half Quarter Section line and continuing along said properties to an iron pin (set) at the common corner for the East and West Halves of the Northwest and Southwest Quarters of Section 30;
- #35- **THENCE South 02 degrees 09 minutes 33 seconds West 2664.40 feet** along the common line for the East and West Halves of the Southwest Quarter of Section 30, and common line for said Ohio Franklin Realty, LLC property and for the Jordan L Rayner property recorded in Official Record Volume 2306, Page 469 to an iron pin (set) on the common line for Sections 30 and 31 of Meigs Township, passing iron pins (set) at 2107.44 feet and 2165.55 feet, and the unmarked centerline of Drake and Martin Road (Township Road 219) at 2125.61 feet;
- #36- **THENCE North 87 degrees 17 minutes 13 seconds West 1545.65 feet** along said Section line and common line for said Ohio Franklin Realty, LLC property and for the David J Troyer property recorded in Official Record Volume 1898, Page 784 and Official Record Volume 1899, Page 735, and the Shannon E Stamper and James M Cirola property recorded in Official Record Volume 2658, Page 740 to the place of beginning, passing an iron pin (set) at 715.49 feet and the centerline of said road at 776.84 feet and 1161.69 feet, further passing the unmarked Northern corners of said Troyer and Stamper properties at 866.15 feet and 1213.20 feet, **containing 134.50 acres**, of which 1.30 acres are within the right of way for 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 inch rebar 36 inches long capped ODNr Survey Boundary Marker PLS #6885.

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 RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: *[Signature]* 10/2/2020