

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 PRICE**

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

Being part of the East and West Halves, Southwest Quarter, Section 27, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being all of the Lots 4, 5, and 6** of Betz Subdivision recorded in Deed Book 9, Page 467, reversionary rights from platted subdivision within Big Muskie Drive (State Route 284), and adjacent parcel, further **being all of the Jeffry R Price property**, recorded in **Deed Book Volume 1056, Page 577**, of said county's deed records, and further **being all of Muskingum County Auditor's Parcel Numbers 40-80-02-05-000 and 40-80-27-28-000**, and more particularly described as follows;

Beginning at an aluminum monument (set) at the common Western corner for Lots 3 and 4 of said Betz Subdivision, further being on the East line of Big Muskie Drive (State Route 284);

- #1- **THENCE North 85 degrees 56 minutes 20 seconds East 91.03 feet** leaving said road and along said Lots 3 and 4 to the unmarked Eastern corner for said Lots 3 and 4, further being on the common line for the West and East Halves of the Southwest Quarter of Section 27;
- #2- **THENCE North 85 degrees 56 minutes 20 seconds East 33.00 feet** extending into said East Half of the Southwest Quarter, and along a common line for said Price property and for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2594, Page 344 to an aluminum monument (set);
- #3- **THENCE South 02 degrees 12 minutes 52 seconds West 150.90 feet** continuing along said properties to an aluminum monument (set);
- #4- **THENCE South 85 degrees 56 minutes 20 seconds West 33.00 feet** continuing along said properties to the unmarked common Eastern corner for Lots 6 and 7 of said Betz Subdivision, further being on the common line for said East and West Halves of the Southwest Quarter of Section 27;
- #5- **THENCE South 85 degrees 56 minutes 20 seconds West 74.53 feet** into said West Half and along the common line for said Lots 6 and 7 to an aluminum monument (set) at the common Western corner of said Lots, further being on the East line of said Big Muskie Drive;
- #6- **THENCE South 85 degrees 56 minutes 20 seconds West 25.00 feet** extending said Lot line to an unmarked point in the platted centerline of said Big Muskie Drive;
- #7- **THENCE North 04 degrees 03 minutes 40 seconds West 150.00 feet** along said platted centerline to an unmarked point;
- #8- **THENCE North 85 degrees 56 minutes 20 seconds East 25.00 feet** along the extended Lot line between Lots 3 and 4 to the place of beginning, containing 0.28 acres being all of Parcel 40-80-02-05-000, 0.11 acres being all of Parcel Number 40-80-27-28-000, and 0.09 acres of platted reversionary rights in Big Muskie Drive (State Route 284), for a **total of 0.48 acres**.

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. Aluminum monuments (set) 2 inch tubed break-off capped (ODNR Property Marker).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 18, 2019 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: *AK 7/10/19*