

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 SECTION 27-1**

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

Being part of Section 27, 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 Number **40-80-27-01-000** and more particularly described as follows;

Beginning at the common corner for Sections 26, 27, 34, and 35 of said Township and Range being occupied by a wood post;

- #1- **THENCE North 87 degrees 54 minutes 30 seconds West 1321.63 feet** along the common line for Sections 27 and 34 and through said Ohio Franklin Realty, LLC property to an iron pin (found) at the Southeast corner of the Jeffrey S Knepp and Aaron Gregory property recorded in Official Record Volume 2289, Page 887, passing the centerline of Oak Grove Road (County Road 43) at 483.95 feet;
- #2- **THENCE North 02 degrees 48 minutes 20 seconds East 497.93 feet** into Section 27 and along a common line for said Ohio Franklin Realty, LLC and Knepp/Gregory properties to an unmarked point in the centerline of Oak Grove Road, passing an iron pin (found) at 468.72 feet;
- #3- **THENCE with a curve to the right having, a chord bearing North 52 degrees 06 minutes 54 seconds West 60.90 feet, a radius of 695.08 feet**, and arc length of 60.92 feet along said road and continuing along said properties to an unmarked point;
- #4- **THENCE South 02 degrees 51 minutes 27 seconds West 202.82 feet** leaving said road and continuing along said properties to an iron pin (found), passing an iron pin (found) at 34.13 feet;
- #5- **THENCE North 86 degrees 48 minutes 17 seconds West 609.85 feet** continuing along said properties to an iron pin (found) at a corner of a Corridor surveyed from said Ohio Franklin Realty, LLC property and to date not recorded.
- #6- **THENCE North 36 degrees 15 minutes 06 seconds East 611.39 feet** along a line of said Corridor to an aluminum monument (set);
- #7- **THENCE North 49 degrees 53 minutes 39 seconds East 2231.23 feet** continuing along said Corridor to an unmarked point on the common line for Sections 26 and 27, passing the centerline of said road at 30.10 feet;
- #8- **THENCE South 02 degrees 33 minutes 20 seconds West 2347.13 feet** leaving said Corridor, along said Section line, and continuing through said property to the place of beginning, **containing 59.52 acres** of which 1.32 acres are within the right of way for Oak Grove Road (County Road 43).

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) are 2" break off capped ODNR Survey Mark. 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 June 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.



Charles R Harkness
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: *J. B. Brown*