

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2501 KNEPP/GREGORY**

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

Being part of the Southeast Quarter, Section 27, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being all of** the Jeffrey S Knepp and Aaron Gregory property recorded in **Official Record Volume 2289, Page 887**, of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Number 40-80-27-32-000**, and more particularly described as follows;

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

- TIE- THENCE North 87 degrees 54 minutes 30 seconds West 1321.63 feet** along the common line for Sections 27 and 34 to an iron pin (found) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 87 degrees 54 minutes 30 seconds West 659.81 feet** continuing along said Section line and common line for said Knepp/Gregory property and for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2562, Page 273 to an iron pin (set);
- #2- THENCE North 02 degrees 47 minutes 14 seconds East 342.49 feet** into said Southeast Quarter of Section 27 and continuing along said properties to an iron pin (found), passing an iron pin (found) at 12.61 feet;
- #3- THENCE South 86 degrees 48 minutes 17 seconds East 609.85 feet** continuing along said properties to an iron pin (found);
- #4- THENCE North 02 degrees 51 minutes 27 seconds East 202.82 feet** continuing along said properties to an unmarked point in the centerline of Oak Grove Road (County Road 43), passing an iron pin (found) at 168.69 feet;
- #5- THENCE with a curve to the left having, a chord bearing South 52 degrees 06 minutes 54 seconds East 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;
- #6- THENCE South 02 degrees 48 minutes 20 seconds West 497.93 feet** leaving said road and continuing along said properties to the place of beginning, passing an iron pin (found) at 29.21 feet **containing 5.30 acres**, of which 0.02 acres are within the right of way of 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. 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 on April 10, 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.



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NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: 6/25/2019