

40-80-33-01-000

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2602-B MEIGS SECTION 33-4**

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

Being part of Section 33, 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 2594, Page 344** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 40-80-33-01-000** and more particularly described as follows;

Beginning at a stone (found marked) at the common corner for Sections 28, 29, 32, and 33 of said Township and Range, further being the Southeast corner of Tract 21 of the Shook Farm Subdivision recorded in Plat Book 18, Page 65;

- #1- **THENCE South 87 degrees 22 minutes 10 seconds East 3512.46 feet** along the common line for Sections 28 and 33 and through said Ohio Franklin Realty, LLC property to an unmarked point in the centerline of Young Hickory Road (County Road 223), further being a corner of the State of Ohio Department of Natural Resources property recorded in Official Record Volume 2876, Page 189;
- #2- **THENCE South 22 degrees 11 minutes 04 seconds West 332.67 feet** into Section 33, along said road and State of Ohio Department of Natural Resources property to an unmarked point;
- #3- **THENCE South 19 degrees 11 minutes 32 seconds West 146.87 feet** continuing along said road and along said property to an unmarked point on the North line of the AEP Ohio Transmission Company, Inc. property recorded in Official Record Volume 2888, Page 400, from which an iron pin (found) for reference bears South 87 degrees 07 minutes 16 seconds East 60.00 feet;
- #4- **THENCE North 87 degrees 07 minutes 16 seconds West 2007.18 feet** leaving said road and along said AEP Ohio Transmission Company, Inc. property to an iron pin (found);
- #5- **THENCE South 41 degrees 52 minutes 55 seconds West 2097.83 feet** continuing along said AEP Ohio Transmission Company, Inc. property to an aluminum monument (found) on the common line for Sections 32 and 33;
- #6- **THENCE North 01 degrees 56 minutes 45 seconds East 2070.23 feet** along said Section line and common line for said Ohio Franklin Realty, LLC property and for the Rodney E Dingey properties recorded in Deed Book Volume 1058, Page 549 and Deed Book Volume 1023, Page 398 to the place of beginning, **containing 60.42 acres**, of which 0.22 acres are within the right of way for Young Hickory Road (County Road 223).

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 (found) are 2" break off capped ODNR Survey Mark. Iron pins (found) 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 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 RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED

By: *A. Harkness*