

42-30-01-16-000  
42-30-02-01-000  
42-20-03-01-003  
42-20-08-01-000  
42-30-09-01-003

**OHIO FRANKLIN REALTY, LLC  
OFFICIAL RECORD 2568-616**

**AUCTION PARCELS 14-16 and 18-27  
1356.830 ACRES**

Situated in the State of Ohio, County of Muskingum, Township of Monroe, and being part of Sections 1, 2, 3, 4, 8 and 9, Township 3, Range 5, United States Military Lands, and all of lands now owned by Ohio Franklin Realty, LLC as recorded in Muskingum County Official Record 2568-616, Exhibit A-2,

Tract 1, Parcels One and Two; Tract 2, Parcels One and Two; Tract 3, Parcel Two; Tract 4, First, Fourth and Sixth Parcels; Tract 5, Parcel Two, Tract Two; Tract 5, Parcel Three, Tract One; Tract 6, Parcel Two; Tract 7, Parcel One;

Tract 8, Parcels One and Three; Tract 9; Tract 10, Parcel Two, Tract One; Tract 10, Parcel Three, Tract Two; Tract 12, Parcel One; Tract 13, Parcel Two;

Tract 23, Parcel One; Tract 24, Parcel Two; Tract 25, Parcel Two

Tract 26, Parcels One and Two; Tract 28; Tract 29, Parcel One, Tracts One and Two; Tract 30; Tract 31, Parcel Two;

and part of lands now owned by Ohio Franklin Realty, LLC as recorded in Muskingum County Official Record 2568-616, Exhibit A-2,

Tract 12, Parcel Two; Tract 31, Parcel Three;

being more particularly described as follows:

Beginning at an iron pin set on the Northeast corner of said Section 2, Township 3, Range 5;

thence along the Muskingum-Coshocton County line and along the north line of said Section 1, South 89 degrees 20 minutes 59 seconds East 445.50 feet to an iron pin set on the northwest corner of lands now owned by Ohio Franklin Realty, LLC (OR 2740-401);

thence South 00 degrees 06 minutes 07 seconds West 1139.27 feet an iron pin found (5/8" rebar) on the west line of lands now owned by Alma L. Crane and John C. Cornelius (OR 1709-408), passing an iron pin set on the southwest corner of Ohio Franklin Realty, LLC (OR 2740-401) at 626.76 feet;

thence along lands now owned by Holmes Limestone Company (DR 1151-657, Tract Fourteen, Tract A) the following seven courses:

- 1) North 87 degrees 32 minutes 00 seconds West 915.85 feet to a stone found;
- 2) South 84 degrees 55 minutes 07 seconds West 1384.62 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR");
- 3) South 00 degrees 43 minutes 46 seconds West 744.80 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR");

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- 4) South 40 degrees 30 minutes 29 seconds West 198.43 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR");
- 5) South 88 degrees 29 minutes 20 seconds West 459.36 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR");
- 6) South 01 degrees 50 minutes 54 seconds West 648.50 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR");
- 7) South 87 degrees 53 minutes 43 seconds East 1864.29 feet to an iron pin found (5/8" rebar with plastic cap "TAYLOR"), from which a roof bolt found bears South 89 degrees 46 minutes 33 seconds East a distance of 12.02 feet;

thence along lands now owned by Holmes Limestone Company (DR 1151-657, Tract Fourteen, Tract C) South 46 degrees 57 minutes 51 seconds East 537.05 feet to the centerline of State Route 93, passing an iron pin found (5/8" rebar with plastic cap "TAYLOR") at 505.01 feet;

thence along the centerline of State Route 93 the following fourteen courses:

- 1) South 46 degrees 09 minutes 20 seconds West 58.15 feet;
- 2) with a curve to the left having a radius of 1200.00 feet, an arc length of 220.67 feet, and a chord bearing South 40 degrees 53 minutes 14 seconds West, and a chord length of 220.36 feet;
- 3) South 35 degrees 37 minutes 09 seconds West 639.37 feet;
- 4) with a curve to the left having a radius of 775.00 feet, an arc length of 385.37 feet, and a chord bearing South 21 degrees 22 minutes 26 seconds West, and a chord length of 381.42 feet;
- 5) South 07 degrees 07 minutes 43 seconds West 84.37 feet;
- 6) with a curve to the left having a radius of 2640.00 feet, an arc length of 298.75 feet, and a chord bearing South 03 degrees 53 minutes 12 seconds West, and a chord length of 298.59 feet;
- 7) South 00 degrees 38 minutes 42 seconds West 112.65 feet;
- 8) with a curve to the right having a radius of 1800.00 feet, an arc length of 284.26 feet, and a chord bearing South 05 degrees 10 minutes 08 seconds West, and a chord length of 283.96 feet;
- 9) South 09 degrees 41 minutes 35 seconds West 304.35 feet;
- 10) with a curve to the left having a radius of 1000.00 feet, an arc length of 406.14 feet, and a chord bearing South 01 degrees 56 minutes 31 seconds East, and a chord length of 403.35 feet;
- 11) South 13 degrees 34 minutes 37 seconds East 221.08 feet;
- 12) with a curve to the right having a radius of 2400.00 feet, an arc length of 489.34 feet, and a chord bearing South 07 degrees 44 minutes 09 seconds East, and a chord length of 488.49 feet;
- 13) South 01 degrees 53 minutes 41 seconds East 21.05 feet;
- 14) with a curve to the right having a radius of 400.00 feet, an arc length of 215.18 feet, and a chord bearing South 13 degrees 30 minutes 59 seconds West, and a chord length of 212.59 feet;

thence leaving said centerline and along lands now owned by Phillip R. McElfresh, etal (DR 1101-389) the following two courses:

- 1) North 87 degrees 45 minutes 56 seconds West 619.76 feet to an iron pin set, passing an iron pin set at 44.79 feet;
- 2) South 01 degrees 39 minutes 27 seconds West 621.37 feet to the centerline of State Route



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93, passing an iron pin set at 537.37 feet;

thence along the centerline of State Route 93 the following six courses:

- 1) South 29 degrees 14 minutes 40 seconds West 228.21 feet;
- 2) with a curve to the left having a radius of 1700.00 feet, an arc length of 208.28 feet, and a chord bearing South 25 degrees 44 minutes 04 seconds West, and a chord length of 208.15 feet;
- 3) South 22 degrees 13 minutes 28 seconds West 114.96 feet;
- 4) with a curve to the right having a radius of 740.00 feet, an arc length of 205.82 feet, and a chord bearing South 30 degrees 11 minutes 34 seconds West, and a chord length of 205.16 feet;
- 5) South 38 degrees 09 minutes 39 seconds West 169.94 feet;
- 6) South 26 degrees 16 minutes 43 seconds West 98.98 feet;

thence leaving said centerline and along lands now owned by Muskingum College (DR 712-250) the following four courses:

- 1) North 65 degrees 43 minutes 43 seconds West 171.27 feet to a ½" pipe found, passing an iron pin set at 40.00 feet;
- 2) North 84 degrees 05 minutes 33 seconds West 375.88 feet to a point;
- 3) North 78 degrees 50 minutes 04 seconds West 321.02 feet to an iron pin set;
- 4) South 01 degrees 22 minutes 40 seconds West 266.00 feet to a ½" pipe found, passing a ½" pipe found at 200.16 feet;

thence along the west line of said Muskingum College and the west line of lands now owned by Barbara S. Cavinee, Trustee (OR 2589-270), South 01 degrees 22 minutes 40 seconds West 1406.77 feet to the centerline of State Route 93, passing a ½" pipe found on the northwest corner of said Cavinee at 1319.35 feet;

thence along the centerline of State Route 93 the following six courses:

- 1) with a curve to the right having a radius of 835.00 feet, an arc length of 688.15 feet, and a chord bearing South 81 degrees 57 minutes 19 seconds West, and a chord length of 668.84 feet;
- 2) North 74 degrees 26 minutes 07 seconds West 151.08 feet;
- 3) with a curve to the left having a radius of 425.00 feet, an arc length of 350.26 feet, and a chord bearing South 81 degrees 57 minutes 18 seconds West, and a chord length of 340.43 feet;
- 4) South 58 degrees 20 minutes 42 seconds West 186.39 feet;
- 5) with a curve to the right having a radius of 1320.00 feet, an arc length of 178.72 feet, and a chord bearing South 62 degrees 13 minutes 26 seconds West, and a chord length of 178.58 feet;
- 6) South 66 degrees 06 minutes 09 seconds West 469.03 feet;

thence leaving said centerline and along lands now owned by Charles and Patricia Pavlik (OR 2639-943) the following two courses:

- 1) North 09 degrees 56 minutes 31 seconds West 483.17 feet to a "T" shaped rail found, passing a "T" shaped rail found at 44.12 feet;
- 2) North 72 degrees 39 minutes 18 seconds West 28.88 feet to an iron pin set on the east line of lands now owned by John C. Byler and Noah J. Troyer (OR 2491-508), from which a roof bolt found bears South 02 degrees 04 minutes 34 seconds West a distance of 220.58

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feet;

thence along the lands of said Byler and Troyer the following three courses:

- 1) North 02 degrees 04 minutes 34 seconds East 1469.36 feet to a ½" pipe found, from which a roof bolt found bears North 78 degrees 19 minutes 50 seconds East a distance of 24.38 feet;
- 2) North 88 degrees 30 minutes 21 seconds West 644.22 feet to a ¾" pipe found on the line common to said Sections 8 and 9;
- 3) North 87 degrees 51 minutes 33 seconds West 636.56 feet to a ½" pipe found on the northeast corner of lands now owned by Larry L. Lentz (DR 1107-247);

thence along the north line of said Lentz, North 88 degrees 27 minutes 30 seconds West 639.76 feet to an iron pin found (5/8" rebar);

thence along the east line of lands now owned by Glenn J. Hill (OR 2725-909), North 01 degrees 44 minutes 58 seconds East 36.15 feet to an iron pin found (5/8" rebar with plastic cap "ERD");

thence along lands now owned by Mark L. and Debra A. Sherban (OR 2745-378) the following two courses:

- 1) North 01 degrees 44 minutes 58 seconds East 203.06 feet to an iron pin found (5/8" rebar with plastic cap "ERD");
- 2) North 88 degrees 26 minutes 01 seconds West 1276.88 feet to an iron pin set;

thence along the east line of lands now owned by Shay S. Burris (OR 2438-294) and the west line of the Northeast Quarter of said Section 8, North 01 degrees 54 minutes 45 seconds East 1312.28 feet to a point, from which a pipe found (½" pipe with plastic cap "CLAUS") bears North 88 degrees 10 minutes 41 seconds West a distance of 11.00 feet;

thence along the east line of lands now owned by John R. and Carol L. Bosson (DR 961-46) and continuing along the west line of said Northeast Quarter, North 02 degrees 03 minutes 11 seconds East 1086.69 feet to the northwest corner of said Northeast Quarter, from which a pipe found (½" pipe with plastic cap "CLAUS") bears South 87 degrees 57 minutes 20 seconds East a distance of 19.96 feet;

thence continuing along the east line of said Bosson and along the west line of the Southeast Quarter of said Section 3, North 02 degrees 03 minutes 11 seconds East 234.10 feet to the southeast corner of the Southwest Quarter of said Section 3, from which a ½" pipe found bears North 88 degrees 16 minutes 21 seconds West a distance of 10.24 feet;

thence along the east line of lands now owned by Todd R. Shields (OR 2483-655) and continuing along the west line of said Southeast Quarter of Section 3, North 02 degrees 03 minutes 37 seconds East 1355.72 feet to Shield's northeast corner, from which an iron pin found (5/8" rebar) bears North 87 degrees 35 minutes 47 seconds West a distance of 16.00 feet;

thence along the east line of lands now owned by JRS Investors, LLC (OR 2001-418) and continuing along the west line of said Southeast Quarter, North 02 degrees 24 minutes 13 seconds East 1348.97 feet to JRS Investors' northeast corner;

thence along the north line of said JRS Investors, North 88 degrees 02 minutes 50 seconds West



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1661.31 feet to the centerline of Parks Road (CR-15), passing an iron pin found (5/8" rebar with plastic cap "APS") at 40.00 feet and an iron pin found (5/8" rebar) 9.17 feet left at a distance of 1638.98 feet and an iron pin found (5/8" rebar) 7.80 feet left at an extended distance of 1676.96 feet;

thence along the centerline of Parks Road (CR-15) the following eight courses:

- 1) North 05 degrees 35 minutes 43 seconds West 38.48 feet;
- 2) North 07 degrees 22 minutes 57 seconds East 48.74 feet;
- 3) North 15 degrees 29 minutes 50 seconds East 47.94 feet;
- 4) North 18 degrees 23 minutes 30 seconds East 133.18 feet;
- 5) North 25 degrees 35 minutes 34 seconds East 131.66 feet;
- 6) North 21 degrees 37 minutes 26 seconds East 123.22 feet;
- 7) North 12 degrees 24 minutes 01 seconds East 71.85 feet;
- 8) North 07 degrees 11 minutes 21 seconds East 12.03 feet;

thence leaving said centerline and along the south line of lands now owned by Lori E. Brown (OR 2740-408), North 87 degrees 43 minutes 19 seconds East 1514.00 feet to an iron pin set, passing an iron pin set at 40.00 feet;

thence along the west line of the Northeast Quarter of said Section 3 and the east line of lands now owned by Lori E. Brown (OR 1887-518 and OR 2008-322), North 02 degrees 11 minutes 01 seconds East 698.27 feet to an iron pin set;

thence leaving said quarter section line and continuing along said Brown, North 87 degrees 58 minutes 20 seconds West 190.76 feet to an iron pin set;

thence along the east line of said Brown (OR 1887-518) the following two courses:

- 1) North 09 degrees 22 minutes 07 seconds West 734.07 feet to an iron pin set;
- 2) North 01 degrees 06 minutes 44 seconds East 616.92 feet to an iron pin set on the north line of said Section 3;

thence along said north line and the Muskingum-Coshocton County line, South 88 degrees 44 minutes 26 seconds East 327.66 feet to an iron pin set on the northeast corner of the Northwest Quarter of said Section 3;

thence continuing along the north line of said Section 3 and said county line, South 88 degrees 16 minutes 27 seconds East 2503.69 feet to an iron pin set on the northeast corner of said Section 3;

thence along the north line of said Section 2 and continuing along said county line, South 88 degrees 52 minutes 55 seconds East 5311.33 feet to the place of beginning, containing 1409.215 acres, more or less, subject to all easements and right of ways, written or implied.

There is **EXCEPTED** from the above described tract the following:

**PRITZ AND PRITZ-TANTARELLI, ETAL**

Being lands now owned by James J. Pritz (OR 2399-21) and Tiffany L. Pritz-Tantarelli, etal (OR 2693-666), more particularly described as follows:

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Being a part of the west half of the Northwest Quarter of Section 9, Township 3, Range 5, United States Military Lands;

Beginning at an iron pin found (5/8" rebar) on the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 9;

thence along the west line of said Northwest Quarter, North 01 degrees 26 minutes 53 seconds East 1304.46 feet to the northwest corner of said Section 9, which is referenced by a 1/2" pipe found bearing North 20 degrees 59 minutes 18 seconds East a distance of 31.01 feet;

thence along the north line of said Section 9, South 87 degrees 57 minutes 20 seconds East 1320.41 feet to an iron pin found (5/8" rebar);

thence along the east line of the Northwest Quarter of said Northwest Quarter, South 01 degrees 26 minutes 53 seconds West 1310.90 feet to the southeast corner of the Northwest Quarter of said Northwest Quarter, from which an iron pin found (5/8" rebar) bears South 87 degrees 40 minutes 34 seconds East a distance of 87.55 feet;

thence along the east line of the Southwest Quarter of the said Northwest Quarter, South 01 degrees 26 minutes 53 seconds West 664.62 feet to an iron pin set;

thence North 67 degrees 08 minutes 14 seconds West 1418.25 feet to an iron pin set on the west line of said Section 9;

thence along said west line North 01 degrees 26 minutes 53 seconds East 166.98 feet to the place of beginning, containing 52.240 acres, more or less, subject to all easements and right of ways, written or implied.

#### **EXCEPTION FOR ROAD**

Being a part lands now owned by Ohio Franklin Realty, LLC (OR 2568-616, Exhibit A-2, Tract 23, Parcel 23), more particularly described as follows:

Being a part of the Southeast Quarter of Northeast Quarter of Section 8, Township 3, Range 5, United States Military Lands;

Beginning at an iron pin found (5/8" rebar) on the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 9, which is also the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 8;

thence along the east line of said Northeast Quarter, South 01 degrees 26 minutes 53 seconds West 184.80 feet to a point, passing an iron pin set at 166.98 feet;

thence North 88 degrees 00 minutes 01 seconds West 16.50 feet to a point;

thence North 01 degrees 26 minutes 53 seconds East 184.80 feet to a point on the north line of the Southeast Quarter of said Northeast Quarter;

thence along said north line, South 88 degrees 00 minutes 01 seconds East 16.50 feet to the place



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of beginning, containing 0.070 acres, more or less, subject to all easements and right of ways, written or implied.

**EXCEPTION FOR SPRING**

Being a part lands now owned by Ohio Franklin Realty, LLC (OR 2568-616, Exhibit A-2, Tract 23, Parcel 23), more particularly described as follows:

Being a part of the Southeast Quarter of Northeast Quarter of Section 8, Township 3, Range 5, United States Military Lands;

Beginning for reference at an iron pin found (5/8" rebar) on the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 9, which is also the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 8;

thence along the north line of Southeast Quarter of said Northeast Quarter, North 88 degrees 00 minutes 01 seconds West 841.50 feet to the principal place of beginning;

thence South 01 degrees 59 minutes 59 seconds West 99.00 feet to a point;

thence North 88 degrees 00 minutes 01 seconds West 33.00 feet to a point;

thence North 01 degrees 59 minutes 59 seconds East 99.00 feet to a point on the north line of the Southeast Quarter of said Northeast Quarter;

thence along said north line, South 88 degrees 00 minutes 01 seconds East 33.00 feet to the principal place of beginning, containing 0.075 acres, more or less, subject to all easements and right of ways, written or implied.

Considering the above described **EXCEPTIONS**, the tract herein described contains 1356.830 acres, more or less, of which 12.117 acres are in Section 1, 567.059 acres are in Section 2, 359.146 acres in Section 3, 146.254 acres are in Section 8, and 263.254 acres are in Section 9.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, North Zone, Grid North as per GPS observations made on November 09, 2016.

This description is written based on a field survey completed September 22, 2017 by Timothy H. Linn, PS, Reg. No. 7113.

Timothy H. Linn, PS  
Reg. No. 7113



9/28/17  
Date

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42-30-02-01-000 G  
42-20-03-01-003 G  
42-20-08-01-000 G  
42-30-09-01-003 G

**Parcel Number:**

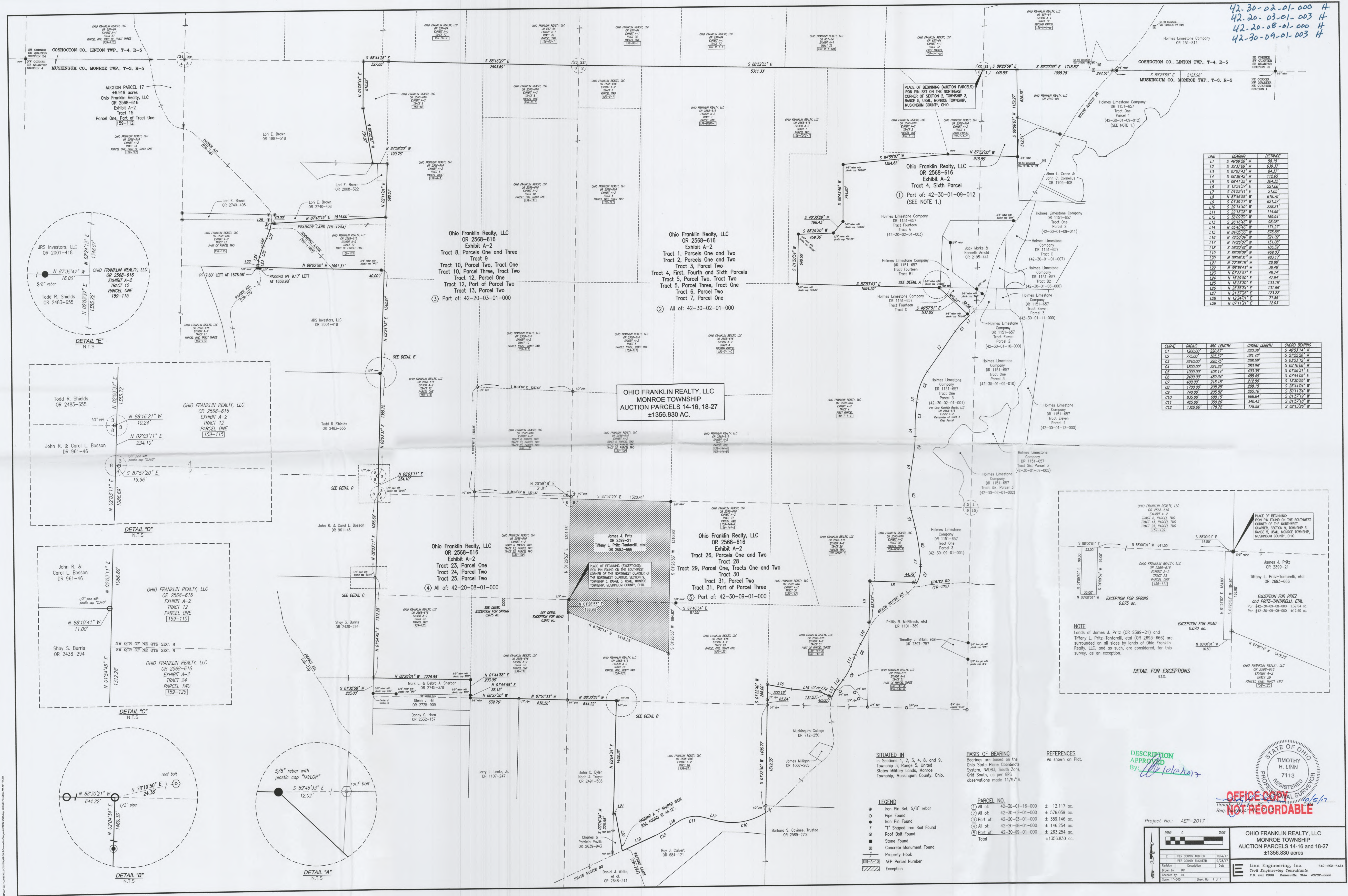
All of: 42-30-01-16-000	+/- 12.117 acres
All of: 42-30-02-01-000	+/- 576.059 acres
Part of: 42-20-03-01-000	+/- 359.146 acres
All of: 42-20-08-01-000	+/- 146.254 acres
<u>Part of: 42-30-09-01-000</u>	<u>+/- 263.254 acres</u>
Total	+/- 1356.830 acres

DESCRIPTION  
APPROVED

By: [Signature] 10/10/2017

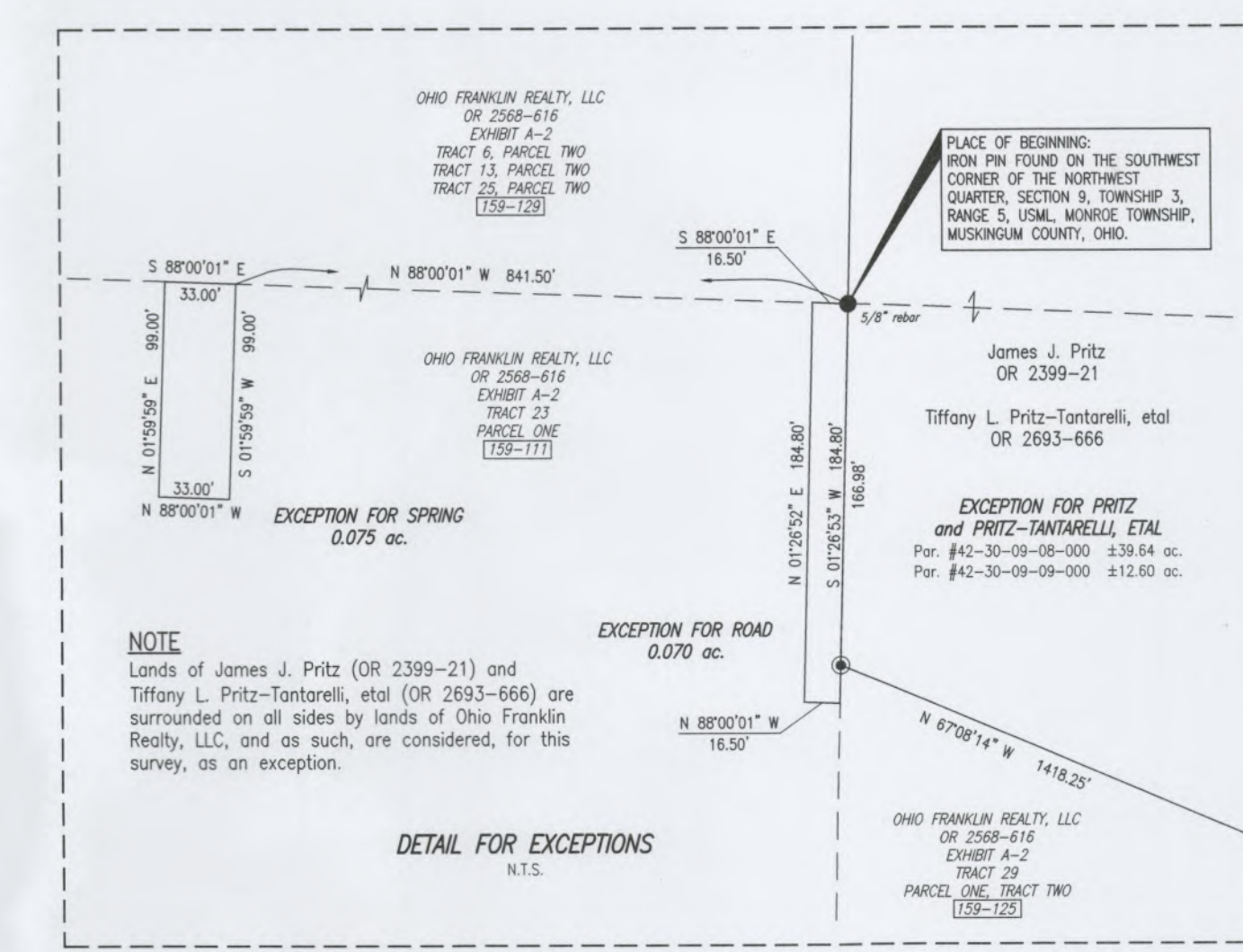


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42-30-03-01-003 H  
42-30-08-01-000 H  
42-30-09-01-003 H



LINE	BEARING	DISTANCE
L1	S 46°09'20\"	58.15'
L2	S 35°17'09\"	639.37'
L3	S 07°07'43\"	84.37'
L4	S 07°39'43\"	112.85'
L5	S 09°41'58\"	304.35'
L6	S 13°34'37\"	221.08'
L7	S 01°53'41\"	21.08'
L8	N 87°45'56\"	619.78'
L9	S 01°39'27\"	621.37'
L10	S 29°14'40\"	228.21'
L11	S 27°12'09\"	114.86'
L12	S 38°09'39\"	169.94'
L13	S 28°18'43\"	98.88'
L14	N 85°43'43\"	77.27'
L15	N 84°05'33\"	375.88'
L16	N 78°50'04\"	321.02'
L17	N 74°28'07\"	151.08'
L18	N 58°20'42\"	168.39'
L19	S 66°08'09\"	469.03'
L20	N 09°56'31\"	463.17'
L21	N 72°59'18\"	38.88'
L22	N 05°55'43\"	38.48'
L23	N 07°22'57\"	48.74'
L24	N 15°29'30\"	47.94'
L25	N 18°23'30\"	133.18'
L26	N 25°35'54\"	131.66'
L27	N 21°37'28\"	123.22'
L28	N 12°28'01\"	71.85'
L29	N 07°11'21\"	12.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1200.00'	220.67'	220.36'	S 40°53'14\"
C2	775.00'	385.37'	381.42'	S 21°22'28\"
C3	2640.00'	288.29'	288.59'	S 03°53'12\"
C4	1800.00'	284.26'	283.96'	S 05°10'08\"
C5	1000.00'	406.14'	403.35'	S 07°56'31\"
C6	2400.00'	489.34'	489.49'	S 07°44'19\"
C7	400.00'	215.18'	212.59'	S 13°30'59\"
C8	1700.00'	208.28'	208.15'	S 25°44'04\"
C9	740.00'	205.82'	205.16'	S 30°11'54\"
C10	615.00'	688.12'	688.84'	S 81°57'19\"
C11	425.00'	350.26'	340.43'	S 81°57'19\"
C12	1300.00'	178.72'	178.58'	S 82°13'28\"



**DESCRIPTION APPROVED**  
By: [Signature]  
[Date]



**SITUATION IN**  
in Sections 1, 2, 3, 4, 8, and 9,  
Township 3, Range 5, United  
States Military Lands, Monroe  
Township, Muskingum County, Ohio.

- LEGEND**
- Iron Pin Set, 5/8" rebar
  - Pipe Found
  - Iron Pin Found
  - "T" Shaped Iron Rail Found
  - Root Bolt Found
  - Stone Found
  - Concrete Monument Found
  - Property Hook
  - AEP Parcel Number
  - Exception

PARCEL NO.	ACRES
① All of: 42-30-01-16-000	± 12.117 ac.
② All of: 42-30-03-01-000	± 576.059 ac.
③ Part of: 42-30-02-01-000	± 359.146 ac.
④ All of: 42-30-08-01-000	± 146.254 ac.
⑤ Part of: 42-30-09-01-000	± 263.254 ac.
Total	± 1356.830 ac.

Project No.: AEP-2017

**OHIO FRANKLIN REALTY, LLC**  
MONROE TOWNSHIP  
AUCTION PARCELS 14-16 and 18-27  
±1356.830 acres

Linn Engineering, Inc.  
Civil Engineering Consultants  
P.O. Box 2088, Zanesville, Ohio 43702-2088

740-452-7454