

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY LLC
JOB# 2820-2**

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

Being part of Section 13, Township 3, Range 6, of the US Military District, further **being part of** the Ohio Franklin Realty, LLC property, recorded in **Official Record Volume 2568, Page 616** of said county's deed records, and further being part of Muskingum County **Auditor's Parcel Number 02-50-18-19-000**, and more particularly described as follows;

- Beginning at an iron pin (set) at the common corner for the Southwest Quarter of Section 13 and Quarter Township 2 of Adams Township and said Township and Range;
- #1- **THENCE South 01 degrees 49 minutes 31 seconds West 115.99 feet** along the common line for the Northeast Quarter of Section 13 and Quarter Township 2 and through said Ohio Franklin Realty, LLC property to an iron pin (found) at the common corner for the Northeast and Southeast Quarters of Section 13;
 - #2- **THENCE South 01 degrees 49 minutes 31 seconds West 2457.45 feet** along the common line for the Southeast and Southwest Quarters of Section 13 and common line for said Ohio Franklin Realty, LLC property and the Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2249, Page 560 and the Carl Robert Vernon and Linda Louise Vernon property recorded in Official Record Volume 2925, Page 127 to an iron pin (set);
 - #3- **THENCE North 87 degrees 52 minutes 10 seconds West 20.00 feet** into the Southwest Quarter of Section 13 and crossing said Ohio Franklin Realty, LLC property to an iron pin (set) at a common corner for the Stephen Frank McCarty and Jennifer G McCarty property recorded in Deed Book Volume 911, Page 280 and for a second Robert B Vernon and Bobbi J Vernon property recorded in Official Record Volume 2335, Page 745;
 - #4- **THENCE North 01 degrees 49 minutes 31 seconds East 2573.38 feet** along a common line for said Ohio Franklin Realty, LLC and second Robert/Bobbie Vernon property to an iron pin (set) on the common line for the Southwest Quarter of Section 13 and Quarter Township 2;
 - #5- **THENCE South 88 degrees 00 minutes 49 seconds East 20.00 feet** along said Quarter Section and Quarter Township line and through said Ohio Franklin Realty, LLC to the place of beginning, **containing 1.18 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. Iron pins (set) are 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined with adjacent Auditor's Parcel Number 02-50-13-07-000 and will not increase adjacent parcel acreage.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 29, 2024 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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4 | 11 | 24
DATE

DESCRIPTION

APPROVED

By: P. M. Barnhard
4-11-2024