

DESCRIPTION OF SURVEY FOR LEFFLER KERITH FARMS, LLC JOB#2799-2

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of Section 26, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being part of** the Leffler Kerith Farms, LLC property recorded in **Official Record Volume 2487, Page 352** of said county's deed records, further **being part of** Muskingum County Auditor's Parcel Number **08-30-26-02-000**, and more particularly described as follows;

- Beginning at an iron pin (found capped Claus) at the center of Section 26:
- #1- **THENCE North 86 degrees 25 minutes 18 seconds West 167.99 feet** along the common line for the Northwest and Southwest Quarters of Section 26 and common line for said Leffler Kerith Farms, LLC property and the Dan Downey property recorded in Official Record Volume 1696, Page 554 to an iron pin (found capped 6885) at a common corner for said Leffler Kerith Farms, LLC property and for the Joseph Rush property recorded in Official Record Volume 2599, Page 368;
  - #2- **THENCE North 04 degrees 18 minutes 40 seconds East 447.97 feet** into the Northwest Quarter of Section 26 and along a common line for said Leffler Kerith Farms, LLC, and Rush properties and for the Chastity Hardy property recorded in Official Record Volume 2605, Page 306 to an unmarked corner of the Charity S Whitmer property recorded in Official Record Volume 3065, Page 769, being in a strip-mine pond, passing iron pins (found capped 6885) at 165.99 feet and 394.12 feet;
  - #3- **THENCE North 75 degrees 25 minutes 39 seconds East 166.99 feet** along a common line of said Leffler Kerith Farms, LLC and Whitmer properties to an iron pin (found capped 6885) on the common line for the Northeast and Northwest Quarters of Section 26;
  - #4- **THENCE North 03 degrees 10 minutes 05 seconds East 1037.89 feet** along said Quarter Section line and said Leffler Kerith Farms, LLC and Whitmer properties to an unmarked point in the centerline of Leffler Road, passing an iron pin (set) at 1021.46 feet;
  - #5- **THENCE South 78 degrees 24 minutes 26 seconds East 123.78 feet** into the Northeast Quarter of Section 26, along said road, and the Ray C Long Sr. property recorded in Official Record Volume 3076, Page 715 to an unmarked point;
  - #6- **THENCE South 74 degrees 27 minutes 56 seconds East 265.07 feet** continuing along said road and property to an unmarked point;
  - #7- **THENCE North 85 degrees 08 minutes 51 seconds East 149.09 feet along the chord of a curve to the left having, a radius of 213.99 feet**, and arc length of 152.28 feet continuing along said road and property to an unmarked point;
  - #8- **THENCE South 06 degrees 53 minutes 46 seconds East 239.12 feet** leaving said road and through said Leffler Kerith Farms, LLC property to an iron pin (set), passing an iron pin (set) at 21.48 feet;
  - #9- **THENCE South 34 degrees 50 minutes 33 seconds East 136.21 feet** continuing through said property to an iron pin (set);
  - #10- **THENCE South 00 degrees 21 minutes 20 seconds East 216.77 feet** continuing through said property to an iron pin (set);
  - #11- **THENCE South 07 degrees 53 minutes 34 seconds West 330.43 feet** continuing through said property to an iron pin (set);
  - #12- **THENCE South 18 degrees 18 minutes 08 seconds East 642.34 feet** continuing through said property to an iron pin (set) on the common line for the Northeast and Southeast Quarters of Section 26;
  - #13- **THENCE North 86 degrees 40 minutes 20 seconds West 875.88 feet** along said Quarter Section line and common line for said Leffler Kerith Farms, LLC property and for the Leroy P Cox and Rachel M Cox property recorded in Deed Book Volume 557, Page 661 to the place of beginning, passing an iron pin (set) at 225.88 feet, **containing 24.98 acres**, of which 0.25 acres are within the right of way for Leffler Road.

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 pin (set) is 5/8" rebar 30 inches long with identification cap (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on April 12, 2023 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: *Am 4/12/23*