

DESCRIPTION OF SURVEY FOR FRANKLIN REAL ESTATE COMPANY
JOB#778

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

Being part of the of the Southwest Quarter, of Section #23, Township #11, Range #13, of the Congress Lands East of the Scioto River, being all of the Charles Carter property described in deed reference Deed Book Volume 766, Page 248 of said county's deed records, known as Muskingum County Auditor's Parcel Number 08-40-23-18-000, and more particularly described as follows;

Commencing at a T Rail (found) at the Southeast corner of said Southwest Quarter of Section #23; thence S 89 52 50 W 187.03 feet along the common line for said Section #23 and Section #28 of said Township and Range to the Southwest corner of a 2.34 acre parcel owned by Ohio Power and described in deed reference Deed Book Volume 281, Page 539, also being the place of beginning for the property herein intended to be described, from which a concrete monument (found) bears for reference N 10 47 00 W 0.39 feet;

- #1- thence S 89 52 50 W 260.72 feet continuing along the common line for said Sections #23 & #28 to a PK nail (found) in the center of Virginia Ridge Road (County Road #66), also being the Southeast corner of the K & D McCormick property described in deed reference Deed Book Volume 1125, Page 106;
- #2- thence N 69 33 50 W 148.25 feet into said Section #23 and along the center line of said road as described in said McCormick deed to a PK nail (found);
- #3- thence N 80 43 30 W 310.24 feet continuing along said road as described in said McCormick deed to a PK nail (found);
- #4- thence N 54 54 40 W 149.01 feet continuing along said road to an unmarked point;
- #5- thence N 59 34 20 W 68.96 feet continuing along said road to the common Western corner for said Carter property and the K & D Little property described in deed reference Deed Book Volume 1087, Page 309;
- #6- thence S 88 54 10 E 875.38 feet leaving said road and along the common line for said Carter and Little properties to an iron pipe (found) on the Western line of said Ohio Power Company 2.34 acre parcel;
- #7- thence S 03 20 50 E 205.37 feet along the chord for a curve to the left, having a radius of 791.78 feet, and arc length of 205.95 feet to the place of beginning, passing on the arc a concrete monument (found and referenced from the place of beginning) at 205.56 feet, containing 3.00 acres.

The bearings within the description are based on the East line of the Southwest Quarter as described in deed reference Deed Book Volume 281, Page 539. Bearings are shown in a format of Degrees, Minutes, and Seconds.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 11, 1997, 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 all or any easements of record, nor encroachments unless otherwise indicated.

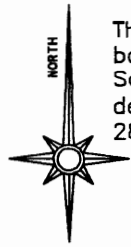
DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

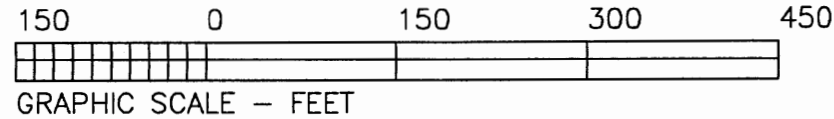
3-19-97

OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885

Parcel # 08-40-23-18-000



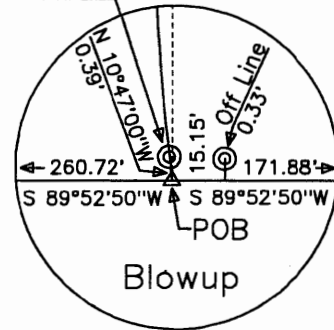
The bearings on this plat are based on the East line of the Southwest Quarter as described in deed reference Deed Book Volume 281, Page 539.



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (CRH PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊕ PK NAIL (FOUND)
- ⊙ CONCRETE MONUMENT (FOUND)
- ⊠ T RAIL (FOUND)

Passing on Arc
Concrete Monument
at 205.56'



County Road #66
Virginia Ridge Road

K & D Little
DB Vol. 1087, Page 309.

3.00 Acres

Charles Carter
DB Vol. 766, Page 248.
Par #08-40-23-18-000

K & D McCormick
DB Vol. 1125, Page 106.

R & L Huggins
DB Vol. 1105, Page 389.

Virginia Ridge Road
County Road #66

Ohio Power Company
DB Vol. 281, Page 634.

Ohio Power Company
DB Vol. 283, Page 283.
Franklin Real Estate Company
DB Vol. 283, Page 32.

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Township of Brusk Creek:

Being part of the of the Southwest Quarter, of Section
#23, Township #11, Range #13, of the Congress Lands
East of the Scioto River, being all of the Charles Carter
property described in deed reference Deed Book
Volume 766, Page 248 of said county's deed records,
known as Muskingum County Auditor's Parcel Number
08-40-23-18-000;

SURVEYOR'S NOTES & REFERENCES:

A survey completed by Charles W. Hunnell PLS #6889
on 8/10/1996 of the K & D McCormick property.
Muskingum County Tax Maps of the area.

Note #1- The West line of the 2.34 acre Ohio Power
tract was established by the concrete monuments
found and was extended through to intersection the
South line of Sec #23 as shown on the survey of K &
D McCormick's property.

This plat was prepared by C. R. Harkness Surveying &
Mapping Inc. in accordance with Chapter 4733-37 of
the Administrative Code, from an actual survey and is
intended to be used for the legal transfer of the
property shown and does not intend to show all or any
easements of record, nor encroachments unless
otherwise indicated.

Of **OFFICE COPY**
Charles R. Harkness PLS #6885
NOT RECORDABLE

SURVEY FOR:
Franklin Real Estate Company
Virginia Ridge Road

SECTION: #23 TOWNSHIP: #11 RANGE: #13
TWP: Brusk Creek COUNTY: Muskingum STATE OF OHIO
Survey Date: 3/11/97 Drw date 3/12/97 By: CRH

C. R. HARKNESS SURVEYING & MAPPING INC.
768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367

Job Number:
#778

Drawing/Sheet No.
Plat #01

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ARL
3-19-97