

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2800 Meigs Township Section 7 Wilson**

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

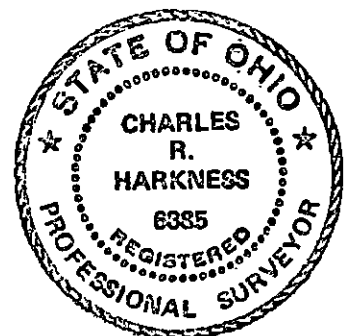
Being part of the Northeast Quarter, Section 7, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of the Ohio Franklin Realty, LLC** property recorded in **Official Record Volume 2562, Page 273**, of said county's deed records, further **being part of Muskingum County Auditor's Parcel Number 40-01-07-02-000**, and more particularly described as follows;

- Commencing at an iron pin (found capped WJB) at the center of Section 7;
- TIE- THENCE South 86 degrees 50 minutes 06 seconds East 1078.67 feet** along the common line for the Northeast and Southeast Quarter of Section 7 and common line for said Ohio Franklin Realty, LLC and for the Galen D Wilson and Judith A Wilson property recorded in Deed Book Volume 1049, Page 519 to an iron pin (found capped WJB) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 02 degrees 27 minutes 03 seconds East 1873.36 feet** into the Northeast Quarter of Section 9 and continuing along said properties to an iron pin (found capped WJB) at a corner of the Shane M Stechschulte and Anita M Stechschulte property recorded in Official Record Volume 3040, Page 50;
- #2- THENCE North 26 degrees 39 minutes 17 seconds East 21.07 feet** along said Ohio Franklin Realty, LLC and Stechschulte properties to an unmarked point in the centerline of Ridgeview Road (County Road 452);
- #3- THENCE South 63 degrees 46 minutes 07 seconds East 16.87 feet** along said road and continuing along said properties to an unmarked point;
- #4- THENCE with a curve to the right having, a chord bearing South 61 degrees 43 minutes 53 seconds East 48.29 feet, a radius of 680.09 feet, and arc length of 48.30 feet** continuing along said road and properties and along the Travis R Triplett property recorded in Official Record Volume 2981, Page 1 and Official Record Volume 2995, Page 408 to an unmarked point;
- #5- THENCE South 04 degrees 27 minutes 50 seconds West 1865.93 feet** leaving said road and through said Ohio Franklin Realty, LLC property to an iron pin (set), on the common line for the Northeast and Southeast Quarters of Section 7, passing an iron pin (set) at 30.00 feet
- #6- THENCE North 86 degrees 50 minutes 06 seconds West 2.00 feet** along said Quarter Section line and continuing through said property to the place of beginning, **containing 1.51 acres**, of which 0.03 acres are within the right of way for Ridgeview Road (County Road 452).

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 40-01-07-12-000.

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 3/4 inch rebar 36 inches long capped ODNR SURVEY BOUNDARY MARKER PLS 6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in March 2022 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.



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Charles R. Harkness
NOT RECORDBABLE

DESCRIPTION

APPROVED

By: 04/3/22

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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3/21/22
Date

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