

40-50-21-01-003

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2602-B MEIGS SECTION 21**

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

Being part of the West Half, Southeast Quarter, Section 21, 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 2594, Page 344** of said county's deed records, further **being part of** Muskingum County **Auditor's Parcel Number 40-50-21-01-000** and more particularly described as follows;

Beginning at an iron pin (found capped 6885) at the common Southern corner for the Southeast and Southwest Quarters of Section 21, further being on the common line for Sections 21 and 28 of said Township and Range, and further being a common corner for said Ohio Franklin Realty, LLC property and for the Five Starr Farms property recorded in Official Record Volume 2104, Page 397;

- #1- **THENCE North 02 degrees 24 minutes 29 seconds East 91.88 feet** along the common line for said Southeast and Southwest Quarters of Section 21 and along said properties to an unmarked point in the centerline of Drake and Martin Road (Township Road 219), passing an iron pin (found capped 6885) at 66.89 feet;
- #2- **THENCE with a curve to the right having, a chord bearing North 73 degrees 41 minutes 30 seconds East 590.13 feet, a radius of 1292.90 feet,** and arc length of 595.38 feet into the Southeast Quarter of Section 21, along said road, and continuing along said properties to an unmarked point;
- #3- **THENCE with a curve to the right having, a chord bearing South 75 degrees 29 minutes 35 seconds East 295.20 feet, a radius of 487.53 feet,** and arc length of 299.91 feet continuing along said road and properties to an unmarked point;
- #4- **THENCE South 57 degrees 52 minutes 13 seconds East 224.22 feet** continuing along said road and properties to an unmarked point;
- #5- **THENCE with a curve to the left having, a chord bearing South 71 degrees 00 minutes 38 seconds East 330.09 feet, a radius of 725.98 feet,** and arc length of 333.00 feet continuing along said road and properties to an unmarked point on the common line for the East and West Halves of the Southeast Quarter of Section 21, from which an iron pin (found capped 6456) for reference bears North 01 degrees 31 minutes 57 seconds East 29.55 feet;
- #6- **THENCE South 01 degrees 31 minutes 57 seconds West 12.11 feet** along said Half Quarter Section line, leaving said road, and along a common line for said Ohio Franklin Realty, LLC property and for the Gerald D Gladieux and Cynthia S Gladieux property recorded in Official Record Volume 2325, Page 912 to an iron pin (found capped Claus) on the common line for Sections 21 and 28;
- #7- **THENCE North 87 degrees 40 minutes 20 seconds West 1358.84 feet** along said Section line and through said Ohio Franklin Realty, LLC property to the place of beginning, **containing 5.52 acres** of which 0.66 acres are within the right of way of Drake and Martin Road (Township Road 219).

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.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed February 2020 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.



NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: *McG*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/29/2020
Date Fee Paid