

42-20-03-01-001
42-20-03-01-002

**Ohio Franklin Realty, LLC
Official Record 2568-616
Exhibit A-2
Tract 12
Part of Parcel Two
(OPC Parcel ID 159-115)
Splits to Brown**

Situated in the State of Ohio, County of Muskingum, Township of Monroe, and being part of the Northwest Quarter of Section 3, Township 3, Range 5, United States Military Lands, and being more particularly described as follows:

Brown East

Beginning for reference at the Southeast corner of the Northwest Quarter of said Section 3, from which an iron pin found bears North 88 degrees 02 minutes 36 seconds West a distance of 39.94 feet;

thence along the east line of said Northwest Quarter North 02 degrees 24 minutes 13 seconds East 692.02 feet to an iron pin set and the principal place of beginning;

thence through the lands of said Ohio Franklin Realty, LLC the following three courses:

- 1) South 87 degrees 43 minutes 19 seconds West 1514.00 feet to the centerline of Parks Road (CR-15), passing an iron pin set at 1474.00 feet;
- 2) along the centerline of Parks Road, North 07 degrees 11 minutes 21 seconds East 69.77 feet to a point;
- 3) along the centerline of Parks Road, North 00 degrees 25 minutes 48 seconds West 42.25 feet to a point on the south line of lands now owned by Lori E. Brown (OR 1887-518);

thence along the south line of said Brown, South 88 degrees 02 minutes 49 seconds East 1505.27 feet, passing an iron pin set at 40.00', to the principal place of beginning, containing 1.925 acres, more or less, subject to all easements and right of ways, written or implied.

Brown West

Beginning for reference at the Southeast corner of the Northwest Quarter of said Section 3;

thence along the south line of said Northwest Quarter, North 88 degrees 02 minutes 36 seconds West a distance of 2672.14 feet to the west line of said Northwest Quarter, passing an iron pin found at 39.94 feet, an iron pin found 9.17 feet left at 1638.98 feet and an iron pin found 7.80 feet left at 1676.96 feet;

thence along the west line of said Northwest Quarter, North 01 degrees 36 minutes 04 seconds East 603.32 feet to an iron pin set and the principal place of beginning;

thence continuing along said west line, North 01 degrees 36 minutes 04 seconds East 88.51 feet to an iron pin set on the southwest corner of lands now owned by Lori E. Brown (OR 1887-518);

thence along the south line of said Brown, South 88 degrees 02 minutes 49 seconds East 1176.56

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feet to the centerline of Parks Road (CR-15), passing an iron pin set at 1136.56 feet;

thence along the centerline of Parks Road the following two courses:

- 1) South 00 degrees 25 minutes 48 seconds East 42.25 feet to a point;
- 2) South 07 degrees 11 minutes 21 seconds West 24.87 feet to a point;

thence through the lands of said Ohio Franklin Realty, North 89 degrees 05 minutes 45 seconds West 1175.70 feet, passing an iron pin set at 40.00 feet, to the principal place of beginning, containing 2.100 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South as per GPS observations made on January 10, 2017.

This description is written based on a field survey completed June 29, 2017 by Timothy H. Linn, PS, Reg. No. 7113.

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn, PS
Reg. No. 7113



6/30/17
Date

Parcel Number:

Part of 42-20-03-01-000

Brown East +/- 1.925 acres

Brown West +/- 2.100 acres

"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. Auditor's office to assign Parcel Number."

DESCRIPTION
APPROVED
By: *[Signature]*

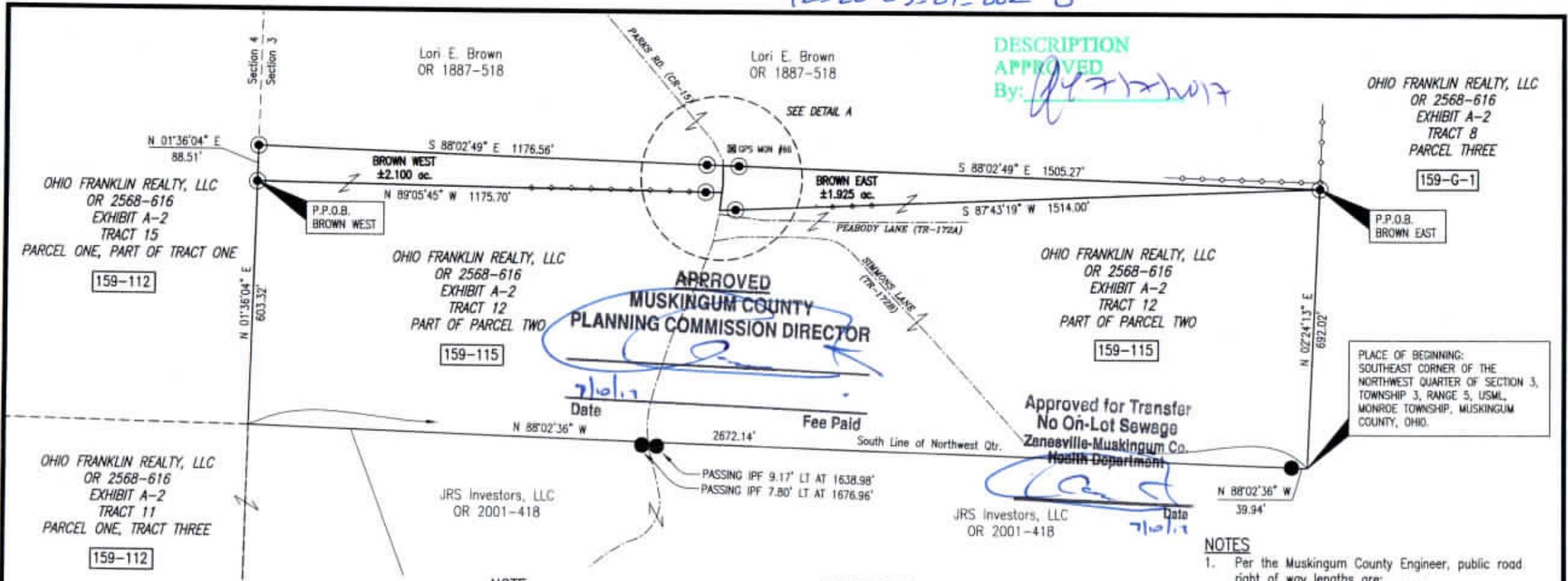
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]

7/10/17
Date

Fee Paid

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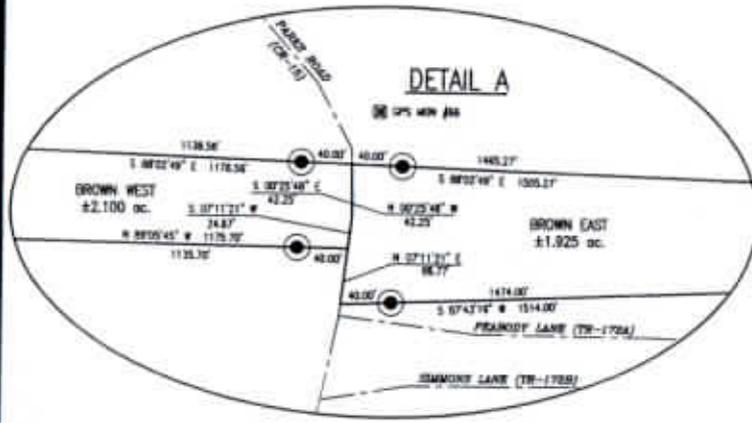


DESCRIPTION APPROVED
By: *[Signature]*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date: 7/10/17

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department
[Signature]
Date: 7/10/17

PLACE OF BEGINNING:
SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3, RANGE 5, USML,
MONROE TOWNSHIP, MUSKINGUM
COUNTY, OHIO.



NOTE
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. Auditor's office to assign Parcel Number.

PARCEL NO.
Part of 42-20-03-01-000:
BROWN EAST ±1.925 ac.
BROWN WEST ±2.100 ac.

BASIS OF BEARING
Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 1/10/17.

SITUATED IN
State of Ohio, County of Muskingum, Township of Monroe, Northwest Quarter, Section 3, T-3, R-5, United States Military Lands.

LEGEND

- Muskingum Co. GPS Monument Found #66
- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- P.P.O.B. Principal Place of Beginning
- Remnants old fence

REFERENCES
As shown on Plat.
0' 300' 600'

NOTES
1. Per the Muskingum County Engineer, public road right of way lengths are:
Peabody Lane (TR-172A) = 0.112 mile = 628 LF.
Simmons Lane (TR-172B) = 0.192 mile = 1014 LF.

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TIMOTHY A. LINN, REGISTERED PROFESSIONAL SURVEYOR NO. 7149

OHIO FRANKLIN REALTY, LLC
SPLITS TO BROWN
CONESVILLE COAL LANDS

Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086