

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC

JOB#2917

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

Being part of Section 28, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2568, Page 853 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 47-86-28-08-000, 47-86-28-19-000, and 47-86-28-20-000, and part of Parcels Numbers 47-86-28-18-000 and 47-86-28-23-000, and more particularly described as follows:

- #1- Beginning at an iron pin (found capped 7113 Linn) at the center of Section 28; THENCE South 87 degrees 10 minutes 17 seconds East 762.26 feet along the common line for the Northeast and Southeast Quarters of Section 28 and common line for said Ohio Franklin Realty, LLC property and for the William Matthew Fahey and Jo Lynn Fahey property recorded in Official Record Volume 3078, Page 487 to an iron pin (found capped 7113 Linn);
- #2- THENCE North 04 degrees 02 minutes 37 seconds East 199.90 feet into the Northeast Quarter of Section 28 and continuing along said properties to an iron pin (found capped 7113 Linn);
- #3- THENCE South 87 degrees 09 minutes 19 seconds East 649.92 feet continuing along said properties to an iron pin (found capped 7113 Linn) on the common line for the East and West Halves of the Northeast Quarter of Section 28;
- #4- THENCE South 03 degrees 58 minutes 33 seconds West 199.72 feet along said Half Quarter Section line and common line for said Ohio Franklin Realty, LLC property and for the Jan B Harlan and Shirley Y Harlan property recorded in Official Record Volume 1588, Page 757 to an iron pin (found Capped 7113 Linn) on the common line for the Northeast and Southeast Quarters of Section 28;
- #5- THENCE South 87 degrees 10 minutes 17 seconds East 1303.15 feet along said Quarter Section line and continuing along said properties to a stone (found) at the common corner for the Northeast and Southeast Quarters of Section 28 and for the Northwest and Southwest Quarters of Section 27 of Newton Township and said Township and Range;
- #6- THENCE South 03 degrees 10 minutes 23 seconds West 1371.25 feet along the common line for Sections 27 and 28 and for said Ohio Franklin Realty, LLC property and for the Martha K Kimpel property recorded in Official Record Volume 2516, Page 231, and the Terri J Torgerson property recorded in Official Record Volume 3201, Page 274, and the Tom I Robison property recorded in Official Record Volume 1988, Page 938, and the Gloria Jean Shipley property recorded in Official Record Volume 3156, Page 781 to a concrete monument (found) at a corner of the Roger W Chapman and Marcia L Chapman property recorded in Deed Book Volume 1128, Page 811, further being on the right of way for State Route 93;
- #7- THENCE North 86 degrees 10 minutes 53 seconds West 1092.82 feet into Section 28, leaving said right of way, and along said Ohio Franklin Realty, LLC and Chapman properties to an iron pin (found);
- #8- THENCE South 02 degrees 27 minutes 24 seconds West 1348.14 feet continuing along said properties to an iron pipe (found) on the common line for Sections 28 and 33 of Newton Township, and said Township and Range further being a corner of the Nelson McCoy Melick and Marlene Freda Melick Trustees property recorded in Official Record Volume 2190, Page 643;
- #9- THENCE North 86 degrees 37 minutes 48 seconds West 358.76 feet along said Section line, and through said Ohio Franklin Realty, LLC property to an iron pin (set);
- #10- THENCE North 03 degrees 26 minutes 33 seconds East 393.82 feet into Section 28 and continuing through said property to an iron pin (set);
- #11- THENCE North 86 degrees 33 minutes 27 seconds West 1293.55 feet continuing through said property to an iron pin (set) on the common line for the Southeast and Southwest Quarters of Section 28;
- #12- THENCE North 03 degrees 26 minutes 38 seconds East 659.97 feet along said Quarter Section line and continuing through said property to an iron pin (set);
- #13- THENCE North 87 degrees 07 minutes 22 seconds West 1373.37 feet crossing the East Half of the Southwest Quarter of Section 28, and continuing through said property to an iron pin (set) on the common line for the East and West Halves of the Southwest Quarter;
- #14- THENCE North 02 degrees 59 minutes 26 seconds East 1629.51 feet along said Half Quarter Section line and continuing through said property to an unmarked point on the common line for the Southwest and Northwest Quarters of Section 28, passing an iron pin (set) at 1479.47 feet;
- #15- THENCE South 87 degrees 07 minutes 22 seconds East 1386.26 feet along said Quarter Section line and continuing through said property to the place of beginning, passing an iron pin (set) at 69.93 feet, containing 178.00 acres.

Acreage Breakdown Parcel Numbers

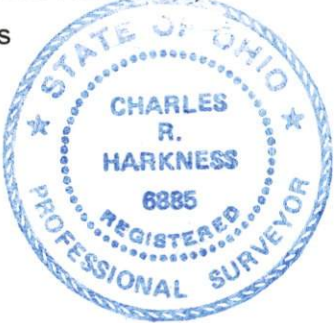
2.98 Acres	All	47-86-28-08-000
68.19 Acres	Part	47-86-28-18-000
44.46 Acres	All	47-86-28-19-000
10.75 Acres	All	47-86-28-20-000
51.62 Acres	Part	47-86-28-23-000

Total 178.00 Acres

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) 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 January 28, 2025 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.

Charles R. Harkness PLS #6885



DESCRIPTION  
APPROVED

By: Ar 1/31/2025