

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC

JOB#2807

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

Being part of the Northeast Quarter, Section 32, 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 part of** Muskingum County Auditor's **Parcel Number 47-86-32-01-000**, and more particularly described as follows;

Beginning at an iron pin (found capped 5410 Daniels) at the common corner for the Northeast and Southeast Quarters of Section 32 and the Northwest and Southwest Quarters of Section 33 of Newton Township and said Township and Range;

- TIE- THENCE North 87 degrees 03 minutes 59 seconds West 1172.45 feet** along the common line for the Northeast and Southeast Quarters of Section 32 and common line for said Ohio Franklin Realty, LLC property and for the William S Bort property recorded in Official Record Volume 2928, Page 808 to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 87 degrees 03 minutes 59 seconds West 224.18 feet** continuing along said Quarter Section line and properties to an iron pin (found at a common corner for said Bort property and for the Rodney J Eppley property recorded in Official Record Volume 2786, Page 52;
- #2- THENCE North 87 degrees 03 minutes 59 seconds West 361.88 feet** continuing along said Quarter Section line and along the common line for said Ohio Franklin Realty, LLC and Eppley properties to an iron pin (found) at a common corner for said Eppley property and for the Charles J Sode and Christine L Sode property recorded in Official Record Volume 2575, Page 871;
- #3- THENCE North 50 degrees 44 minutes 20 seconds East 267.89 feet** into the Northeast Quarter of Section 32 and through said Ohio Franklin Realty, LLC property to an iron pin (set);
- #4- THENCE South 87 degrees 03 minutes 51 seconds East 385.94 feet** continuing through said property to an iron pin (set);
- #5- THENCE South 02 degrees 24 minutes 31 seconds West 179.92 feet** continuing through said property to the place of beginning, containing **2.01 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. Parcel to be combined with adjacent Auditor's Parcel Number 47-86-32-13-000.

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 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 April 20, 2023 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.



OFFICE COPY
Charles R. Harkness
NOT RECORDABLE

DESCRIPTION

APPROVED

By: *Charles R. Harkness*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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