

53-30-01-08-000

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2543-2-3

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill:

Being part of the Southwest Quarter, Section 1, Township 13, Range 11, of the Congress Lands East of the Scioto River, **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 53-30-01-08-000**, and more particularly described as follows;

- Commencing at an iron pin (found) at the Center of Section 1;
- TIE- THENCE South 00 degrees 53 minutes 09 seconds West 955.12 feet** along the common line for the Southeast and Southwest Quarters of Section 1 and common line for Edward W Edwards and Staci Anne Dawson Edwards property recorded in Official Record Volume 2582, Page 884, and for the Clayton Dawson properties recorded in Deed Book Volume 1161, Page 299 and Deed Book Volume 1136, Page 437 to an iron pin (set) at a common corner for said Ohio Franklin Realty, LLC and Clayton Dawson properties, further being the place of beginning for the property herein intended to be described;
- #1- THENCE South 00 degrees 53 minutes 09 seconds West 717.00 feet** continuing along said Quarter Section line, further being a common line for said Ohio Franklin Realty, LLC and Edwards properties to an iron pin (set);
- #2- THENCE South 88 degrees 03 minutes 30 seconds West 1021.04 feet** into said Southwest Quarter of Section 1 and through said Ohio Franklin Realty, LLC property to an unmarked point in the centerline of Dawson Road (Township Road 447A), passing an iron pin (set) at 1006.00 feet;
- #3- THENCE North 16 degrees 20 minutes 35 seconds West 820.00 feet** continuing through said property and along said road to an unmarked point on a common line for said Ohio Franklin Realty, LLC and Clayton Dawson properties;
- #4- THENCE South 88 degrees 23 minutes 44 seconds East 1262.78 feet** leaving said road and along said common property line to the place of beginning **containing 19.70 acres** of which 0.38 acres are within the right of way of Dawson Road (Township Road 447A).

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on February 28, 2019 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 RECORDABLE

DESCRIPTION
APPROVED
By: *Charles R. Harkness* 2/28/19

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date: 2/28/19 Fee Paid: -