

53-30-01-08-002

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC JOB#2543-2-4

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 unmarked common corner for the Southeast and Southwest Quarters of Section 1 and for the Northeast and Northwest Quarters of Section 12 of said Township and Range, further being in the roadbed of Dawson Road (Township Road 447A);
- #1- **THENCE North 88 degrees 00 minutes 14 seconds West 511.19 feet** along the common line for Sections 1 and 12, through said Ohio Franklin Realty, LLC property and within said road to an unmarked point in the centerline of said road;
 - #2- **THENCE North 86 degrees 30 minutes 34 seconds West 84.51 feet** into said Southwest Quarter of Section 1, continuing through said Ohio Franklin Realty, LLC property, and along said road to an unmarked point;
 - #3- **THENCE with a curve to the right having, a chord bearing North 55 degrees 36 minutes 51 seconds West 184.85 feet, a radius of 180.00 feet**, and arc length of 194.12 feet, continuing through said property and along said road to an unmarked point;
 - #4- **THENCE with a curve to the right having, a chord bearing North 20 degrees 39 minutes 35 seconds West 150.21 feet, a radius of 1061.00 feet**, and arc length of 150.34 feet, continuing through said property and along said road to an unmarked point;
 - #5- **THENCE North 16 degrees 14 minutes 51 seconds West 200.67 feet** continuing through said property and along said road to an unmarked point;
 - #6- **THENCE North 14 degrees 25 minutes 07 seconds West 186.39 feet** continuing through said property and along said road to an unmarked point;
 - #7- **THENCE North 16 degrees 39 minutes 42 seconds West 252.34 feet** continuing through said property and along said road to an unmarked point;
 - #8- **THENCE North 16 degrees 20 minutes 35 seconds West 103.23 feet** continuing through said property and along said road to an unmarked point;
 - #9- **THENCE North 88 degrees 03 minutes 30 seconds East 1021.04 feet** leaving said road and continuing through said property to an iron pin (set) on the common line for the Southwest and Southeast Quarters of Section 1, passing an iron pin (set) at 15.04 feet;
 - #10- **THENCE South 00 degrees 53 minutes 09 seconds West 1016.60 feet** along said Quarter Section line, further being the common line for said Ohio Franklin Realty, LLC property and for the Edward W Edwards and Staci Anne Dawson Edwards property recorded in Official Record Volume 2582, Page 884, and the Logan A Dawson and Victoria J Dawson property recorded in Deed Book Volume 744, Page 252 to the place of beginning, passing iron pins (found) at 616.63 feet and 1000.80 feet, **containing 19.71 acres** of which 0.76 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.

Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: Charles R. Harkness

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APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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