

**DESCRIPTION OF A 23.410 ACRE TRACT
ALL OF THE PROPERTY OF
OHIO FRANKLIN REALTY, LLC
TO BE CONTINUOUS AND CONTIGUOUS TO AN ADJOINING TRACT**

The following described parcel is situated in Athens Township, Athens County, Ohio and being more particularly described as follows;

Being part of Farm Lot #140 in Section #29, Township #9 North, Range #14 West and being all of Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, First Tract) as recorded in official record 503 at page 2282. **Beginning** at a 5/8" rebar found damaged and repaired at the southeasterly corner of Farm Lot #141, and marking the southeasterly corner of the Keith E. Farson and Fred W. Farson parcel as recorded in official record 522, at page 2321 and being on the northerly line of Farm Lot #138;

Thence leaving the said northerly line of Farm Lot #138, along the easterly line of the said Farm Lot #141 and the easterly line of the said Keith E. Farson and Fred W. Farson parcel, North 04°18'04" East, a distance of 1,318.39 feet to an iron pin set marking a southerly corner of Farm Lot #143 and the Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract) as recorded in official record 503 at page 2282, said iron pin bears South 04°18'04" West, a distance of 53.23 feet from a 5/8" rebar found marking the northeasterly corner of the said Farm Lot #141 and the northeasterly corner of the Keith E. Farson and Fred W. Farson parcel;

Thence leaving the said easterly line of Farm Lot #141 and the said easterly line of the Keith E. Farson and Fred W. Farson parcel, along the said southerly line of Farm Lot #143 and the southerly line of the said Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract), South 86°04'26" East, a distance of 772.43 feet to a 5/8" rebar found marking the northwesterly corner of the Albert W. Matters, III, as Trustee of the Albert W. Matters, III, revocable trust dated the 2nd day of December 2003 and the Mary Diane Matters, as Trustee of the Mary Diane Matters revocable trust dated the 2nd day of December 2003 (Parcel 3, Second Tract) as recorded in official record 362 at page 428, said 5/8" rebar bears North 86°04'26" West, a distance of 79.21 feet from a 5/8" rebar with id. cap stamped "Linn Engineering Inc" found marking the southeasterly corner of Farm Lot #143;

Thence leaving the southerly line of Farm Lot #143 and the said Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract), along the westerly line of the said Albert W. Matters, III, as Trustee of the Albert W. Matters, III, revocable trust and the Mary Diane Matters, as Trustee of the Mary Diane Matters revocable trust (Parcel 3, Second Tract) and along the westerly line of the D'N B Athens, LLC (2nd Tract) as recorded in official record 601 at page 1977, South 04°18'04" West, a distance of 1,322.03 feet to a 5/8" rebar with id. cap stamped "Linn Engineering Inc" found marking the southwesterly corner of the said D'N B Athens, LLC (2nd Tract), on the said northerly line of Farm lot #138 and the northerly line of D'N B Athens, LLC (1st Tract) as recorded in official record 601 at page 1977;

Thence along the said northerly line of Farm Lot #138 and the said northerly line of the D'N B Athens, LLC (1st Tract), North 85°48'14" West, a distance of 772.41 feet to the point of beginning.

Containing 23.410 total acres and being all of Auditor's Parcel #A040040009700.

Save and excepting from the above described 23.410 acre parcel is the existing 16.5 foot wide ingress/egress easement being more particularly described in the Amended and Restated Easement Agreement recorded in official record 616 at page 2531, Recorder's office, Athens County, Ohio.

Being more particularly described and delineated on a 8 1/2" x 14" plat (drawing #24014B01) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document and not retyped or altered in any way.

Bearings are oriented to the U.S. State Plane Coordinate System, Ohio South Zone, NAD 1983.

The above description was prepared from an actual field survey completed in July of 2025 by Jeffery L. Craycraft, Ohio Professional Surveyor #7932.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Jeff Craycraft 7932".

Subject to all easements and/or encumbrances.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 8/4/25

[Signature]
Jeffery L. Craycraft
Professional Surveyor #7932
State of Ohio
Date: 8-4-2025

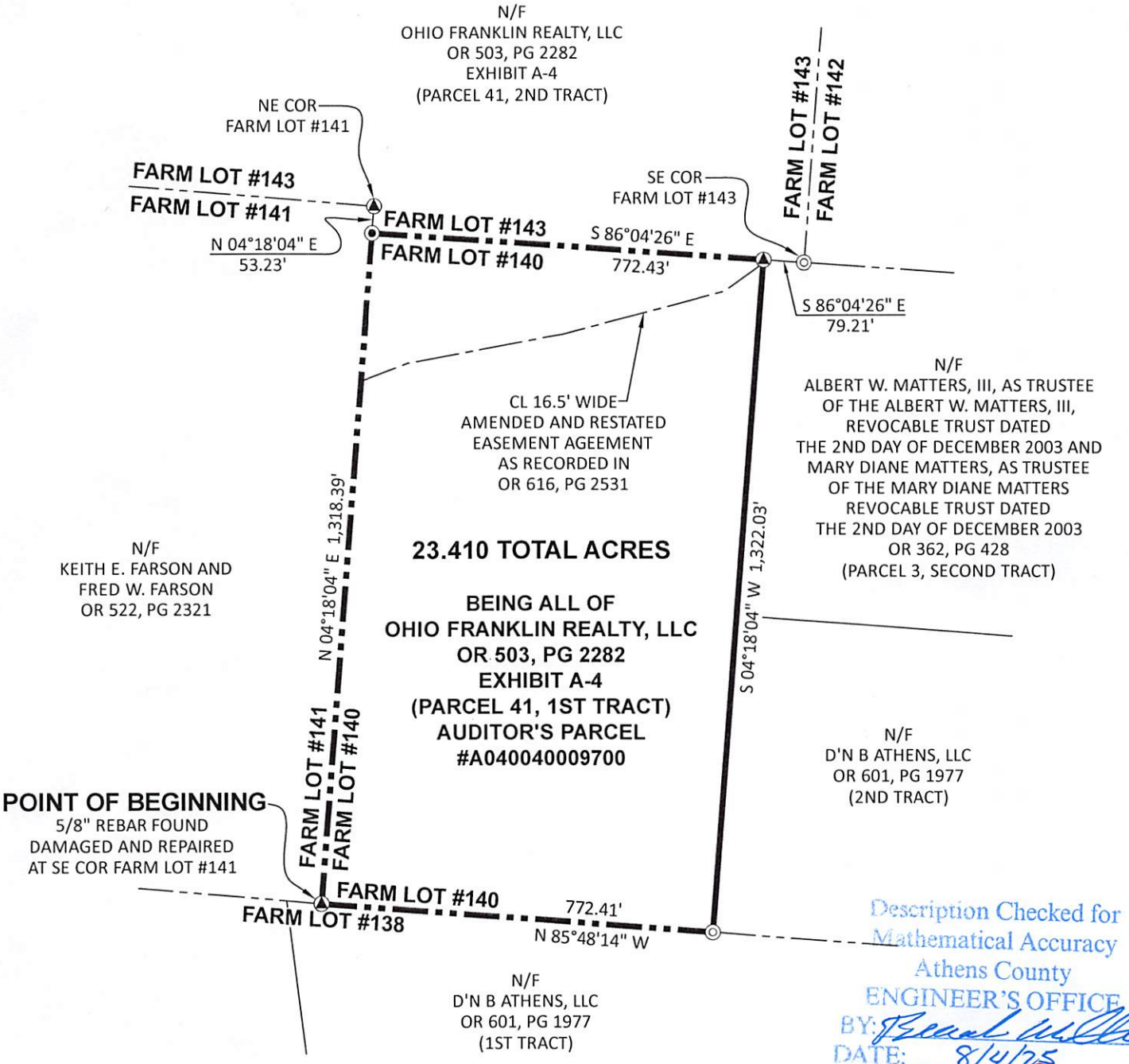
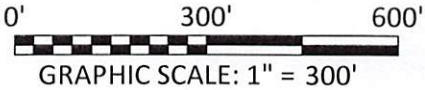


LEGEND

- 5/8" REBAR (30"LONG) WITH ID. CAP STAMPED "JEFF CRAYCRAFT 7932" SET
- 5/8" REBAR WITH ID. CAP STAMPED "LINN ENGINEERING INC" FOUND
- 5/8" REBAR FOUND
- CALCULATED POINT, NOTHING SET
- FARM LOT LINE AS NOTED
- BOUNDARY LINE
- CENTERLINE OF INGRESS/EGRESS EASEMENT
- LANDHOOK



BEARINGS ARE ORIENTED TO THE
STATE PLANE COORDINATE SYSTEM,
OHIO SOUTH ZONE, NAD 1983.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeffrey L. Craycraft*
DATE: 8/4/25

REFERENCES: DEEDS, COUNTY RECORDS, SURVEYS & TAX MAPS

NOTE: TO BE CONTINUOUS AND CONTIGUOUS TO AN ADJOINING TRACT

Jeffrey L. Craycraft
JEFFREY L. CRAYCRAFT
PROFESSIONAL SURVEYOR #7932
STATE OF OHIO
DATE: 8-4-2025

AUTOCAD

- NOTES:
- THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - NO TITLE REPORT FURNISHED.
 - DEED REFERENCE: OR 503, PAGE 2282 OR 616, PAGE 2531
 - NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL THE PROPERTY OF		
OHIO FRANKLIN REALTY, LLC		
BEING PART OF FARM LOT #140, SEC #29, TWP #9 N, R #14 W		
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: J. CRAYCRAFT	SCALE: 1" = 300'	SURVEY DATE: 7/10/25
DRAWN BY: C. KAUFFMAN	DRAWING NO.: 24014B01	
CHECKED BY: J. CRAYCRAFT	RECORD RESEARCH DATE: 7/9/25	



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Jackson, Ohio 45640

Phone: (740) 286-1024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012