

**DESCRIPTION OF A 27.717 ACRE TRACT
ALL 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 #76 in Section #35, Township #9 North, Range #14 West and being all the property of Ohio Franklin Realty, LLC (Exhibit A-2, 12th Tract) as recorded in official record 503 at page 2282. **Beginning** at a 4"x10" stone with carved "X" found marking the northeast corner of Farm Lot #180, being on the southerly line of Farm Lot #185, being on the southerly line of the Rosewood Estates Subdivision as recorded in plat book 10 at page 122, and marking the northeasterly corner of the Jay S. Rutter and Heather Rutter parcel as recorded in official record 506 at page 2375;

Thence along the said southerly line of Farm Lot #185, along the southerly line of Farm Lot #149, along the said southerly line of Rosewood Estates Subdivision and along the southerly line of the Ohio Franklin Realty, LLC (Exhibit A-2, 62nd Tract) as recorded in official record 503 at page 2282, South 86°29'33" East, passing a 5/8" rebar found 0.70 feet right of line at a distance of 739.73 feet, passing a 5/8" rebar found at a distance of 1,020.97 feet, a total distance of 1,309.72 feet to an iron pin set marking the northwesterly corner of Farm Lot #143 and the northwesterly corner of the Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract) as recorded in official record 503, at page 2282;

Thence leaving the said southerly line of Farm Lot #149 and the said southerly line of the Ohio Franklin Realty, LLC (Exhibit A-2, 62nd Tract), along the westerly line of Farm Lot #143 and the westerly line of the Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract), South 03°29'33" West, a distance of 929.94 feet to a 5/8" rebar with id. cap stamped "Linn Engineering, Inc" found marking the southwesterly corner of the said Farm Lot #143, marking the southwesterly corner of the said Ohio Franklin Realty, LLC (Exhibit A-4, Parcel #41, Second Tract), and marking the northeasterly corner of the Ean Stiles and Andrea Leedy parcel as recorded in official record 583 at page 1518;

Thence along the northerly line of the said Ean Stiles and Andrea Leedy parcel and along the northerly line of the Christopher Pyle and Angie Pyle parcel as recorded in official record 574 at page 1925, North 85°13'36" West, passing a 5/8" rebar with id. cap stamped "PS-7881" found at a distance of 596.15 feet, a total distance of 1,328.54 feet to a 5/8" rebar with id. cap stamped "Linn Engineering, Inc" found marking the northwesterly corner of the said Christopher Pyle and Angie Pyle parcel being on the easterly line of Farm Lot #180 and the said Jay S. Rutter and Heather Rutter parcel;

Thence along the said easterly line of Farm Lot #180 and the said easterly line of the Jay S. Rutter and Heather Rutter parcel, North 04°40'09" East, a distance of 900.78 feet to the point of beginning.

Containing 27.717 total acres and being all of Auditor's Parcel #A040040005700.

Being more particularly described and delineated on a 8 1/2" x 14" plat (drawing #24014C01) 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.

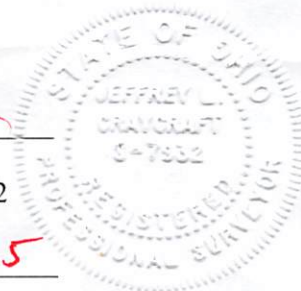
The above description was prepared from an actual field survey completed in July of 2025 by Jeffery L. Craycraft, Ohio Professional Surveyor #7932.

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: Brian W. [Signature]
DATE: 8/4/25

Jeffery L. Craycraft
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 WITH NO ID. CAP FOUND
- △ 5/8" REBAR WITH ID. CAP STAMPED "PS-7881" FOUND
- ▣ STONE FOUND AS NOTED
- - - FARM LOT LINE AS NOTED
- BOUNDARY LINE
- Z LANDHOOK

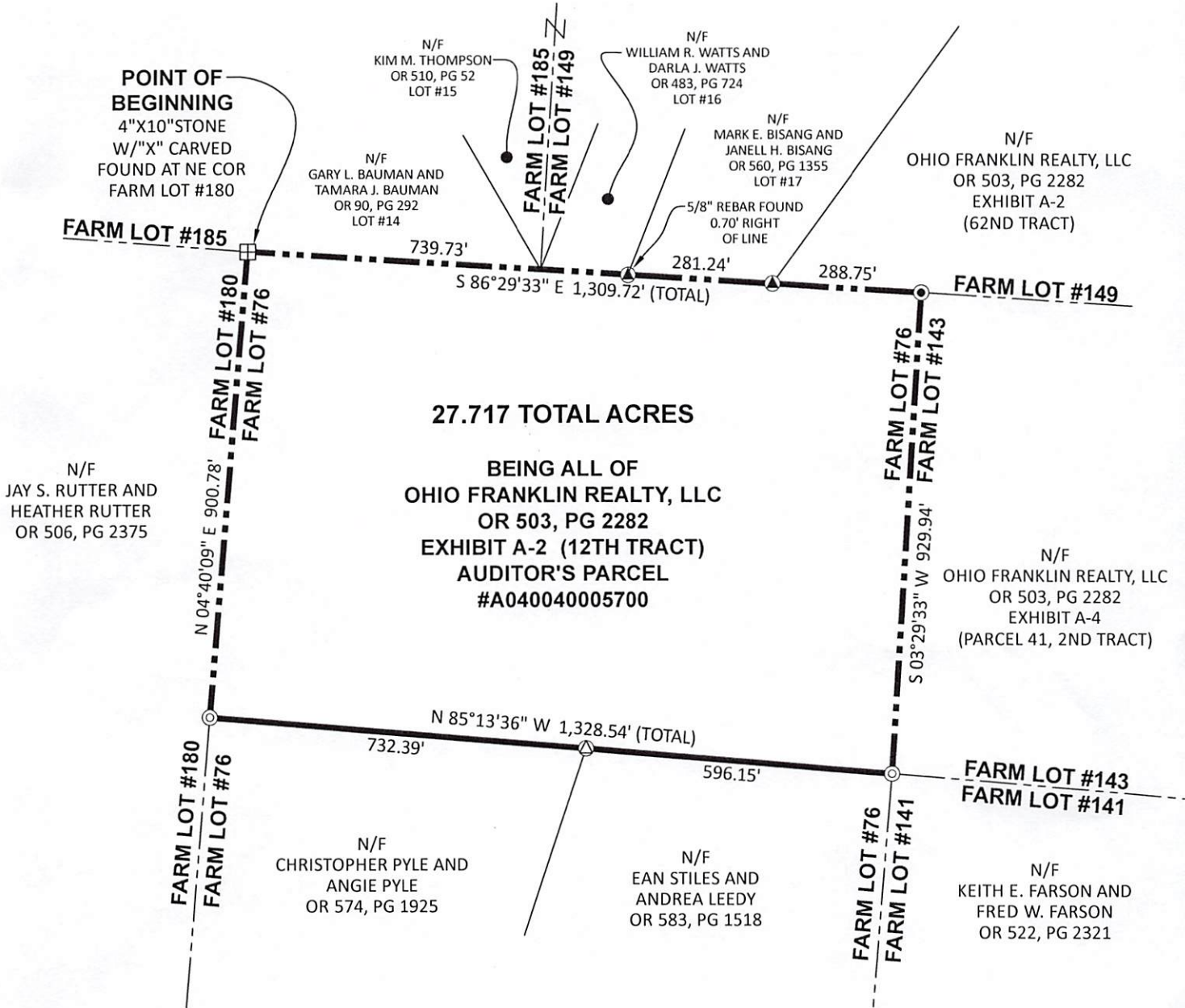
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeffrey L. Craycraft*
DATE: *8/4/25*



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

ROSEWOOD ESTATES
SUBDIVISION
PLAT BOOK 10, PG 122

0' 300' 600'
GRAPHIC SCALE: 1" = 300'



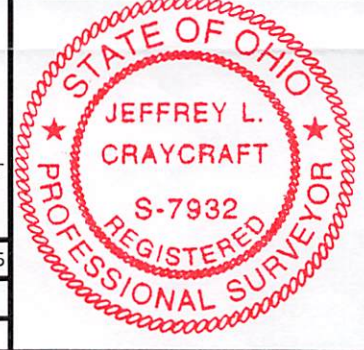
REFERENCES: DEEDS, COUNTY RECORDS, SURVEYS & TAX MAPS
NOTE: TO BE CONTINUOUS AND CONTIGUOUS TO AN ADJOINING TRACT

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 PB 10, PAGE 122
 - NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL THE PROPERTY OF		
OHIO FRANKLIN REALTY, LLC		
BEING PART OF FARM LOT #76, SEC #35, TWP #9 NORTH, R #14 WEST		
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: J. CRAYCRAFT	SCALE: 1" = 300'	SURVEY DATE: 7/10/25
DRAWN BY: C. KAUFFMAN	DRAWING NO.: 24014C01	
CHECKED BY: J. CRAYCRAFT	RECORD RESEARCH DATE: 7/9/25	



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Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

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