

DESCRIPTION OF SURVEY FOR McMILLAN

JOB#3015

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

Being part of Military Lots 17, 18, 19, 28, 29, Township 1, Range 9, of the US Military District, further **being part of** the H Wayne McMillan Trustee and Janice C McMillan Trustee property recorded in **Official Record Volume 3048, Page 516** of said county's deed records, further **being all of** Muskingum County Auditor's **Parcel Numbers 25-40-41-42-000, 25-40-41-43-000, 25-40-41-44-000, 25-40-41-45-000, 25-40-41-63-000, 25-65-03-01-000, 25-65-03-02-000, and 25-65-03-03-000**, and more particularly described as follows;

- Beginning at an axle (found) at the common corner for Military Lots 17, 18, 29, and 30;
- #1- **THENCE North 86 degrees 57 minutes 40 seconds West 1293.76 feet** along the common line for Lots 29 and 30 and for said McMillan property and for the Clay McFadden property recorded in Official Record Volume 3304, Page 688 and the Richard W Teisinger and Cheryl A Teisinger property recorded in Official Record Volume 1635, Page 597 to an iron pin (set) at the Midpoint of said Lot line and common corner for said McMillan property and the Mildred L Teisinger property recorded in Deed Book Volume 1120, Page 570;
 - #2- **THENCE North 02 degrees 43 minutes 50 seconds East 1611.74 feet** along the Mid-line of Lot 29 and common line for said McMillan and Mildred L Teisinger properties to an iron pin (set) at the midpoint of the common line for said Lots 28 and 29;
 - #3- **THENCE North 02 degrees 39 minutes 52 seconds East 1626.79 feet** along the Midline of Lot 28 and continuing along said properties to a stone (found) on the South line of Military Lot 27;
 - #4- **THENCE South 87 degrees 37 minutes 32 seconds East 1316.17 feet** along the common line for Lots 27 and 28 further being the common line for said McMillan property and the Kandy S Zartman and Kenneth J Osborn property recorded in Official Record Volume 3289, Page 72 to an stone (found marked) at the common corner for Military Lots 19, 20, 27, and 28;
 - #5- **THENCE South 02 degrees 50 minutes 52 seconds West 853.43 feet** along the common line for Lots 19 and 28 further being a common line for said McMillan property and for the Grounds at Crystal Springs LLC property recorded in Official Record Volume 3318, Page 225 to an iron pin (found capped 7231 Knisley);
 - #6- **THENCE South 87 degrees 41 minutes 41 seconds East 350.98 feet** into Lot 19 and continuing along said properties to an iron pin (found capped 7231 Knisley);
 - #7- **THENCE South 00 degrees 12 minutes 35 seconds West 307.33 feet** continuing along said properties to an iron pin (found capped 7231 Knisley);
 - #8- **THENCE South 85 degrees 06 minutes 00 seconds East 510.55 feet** continuing along said properties to an iron pin (found capped 7231 Knisley);
 - #9- **THENCE South 05 degrees 30 minutes 53 seconds West 467.49 feet** continuing along said properties to an iron pin (found capped 7231 Knisley) on the common line for Lots 18 and 19;
 - #10- **THENCE South 87 degrees 11 minutes 09 seconds East 1727.11 feet** along said Lot line and continuing along said properties to the unmarked common corner for Military Lots 12, 13, 18, and 19, located in the roadbed of North Hopewell Road, passing an iron pin (found capped 7231 Knisley) at 1702.16 feet;
 - #11- **THENCE South 02 degrees 55 minutes 11 seconds West 1582.11 feet** along the common line for Lots 13 and 18 and within said roadbed, and common line for said McMillan property and for the Charles R Teisinger and Alix N Teisinger property recorded in Official Record Volume 2959, Page 146 and Official Record Volume 3307, Page 182, and the Betty Gregory property recorded in Official Record Volume 3243, Page 772, and the Melvin J Mast and Melinda R Mast property recorded in Official Record Volume 2889, Page 281 to the unmarked corner of the Town of Hopewell recorded in Plat Book "A-O", Page 137;
 - #12- **THENCE North 88 degrees 32 minutes 36 seconds West 656.34 feet** leaving said road through Lot 18, along said Town of Hopewell, and said McMillan property to an iron pin (set) at the Northwest corner of the Town of Hopewell, passing an iron pin (set) at 35.00 feet;

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- #13- **THENCE South 00 degrees 17 minutes 26 seconds East 481.70 feet** along the West line of the Town of Hopewell and said McMillan property to an unmarked point in the center of US Route 40, passing an iron pin (found capped 7113 Linn) at 11.36 feet being on the common line for Lots 17 and 18, also passing a concrete monument on the right of way for US Route 40 at 364.54 feet;
- #14- **THENCE North 89 degrees 24 minutes 13 seconds West 546.61 feet** along said US Route 40 to an unmarked common corner for said McMillan property and the Series A of A&P Property Holding, LLC property recorded in Official Record Volume 3257, Page 565;
- #15- **THENCE North 02 degrees 58 minutes 24 seconds East 490.31 feet** leaving said road, and along a common line of McMillan Series properties and the Robert D Stringham property recorded in Official Record Volume 3257, Page 289 to an iron pin (found 5/8 inch rebar) on the common line for Lots 17 and 18, passing an iron pin (set) at 119.95 feet and iron pin (found capped 7675 Walton) at 205.90 feet;
- #16- **THENCE North 87 degrees 14 minutes 23 seconds West 1417.70 feet** along said Lot line continuing McMillan and Stringham properties and along the YTP 40 LLC property recorded in Official Record Volume 3262, Page 446, and the Dylan Hayes property recorded in Official Record Volume 3233, Page 464, and the Thomas E Dolen and Cheryl A Dolen property recorded in Official Record Volume 2832, Page 740 to the place of beginning, **containing 210.683 acres**, of which 2.143 acres are within the right of ways for US Route 40 and North Hopewell Road.

Acreage Breakdown:

12.043 Acres	25-40-41-42-000
47.512 Acres	25-40-41-43-000
47.784 Acres	25-40-41-44-000
5.648 Acres	25-40-41-45-000
0.225 Acres	25-40-41-63-000
49.297 Acres	25-65-03-01-000
20.951 Acres	25-65-03-02-000
27.223 Acres	25-65-03-03-000

210.683 Acres Total

DESCRIPTION

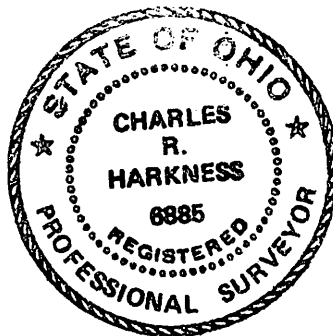
APPROVED

By: *DA. Barnhardt*

3-25-2026

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 PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on March 6, 2026 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 RECORDED
Charles R. Harkness PS 6885

