

DESCRIPTION OF SURVEY FOR McMILLEN INVESTMENTS JOB#2979-1

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

Being part of Sections 22 and 23, Township 1, Range 9, of the US Military District, further **being part of** the McMillen Investments property recorded in **Official Record Volume 2470, Page 138** of said county's deed records, further **being part of** County Auditor's Parcel Numbers **25-40-23-22-000 and 25-55-22-44-000**, and more particularly described as follows;

Commencing at the unmarked common corner for said Sections 22 and 23, further being on the North line of Section 2, Township 18, Range 15 of the Congress Lands East of the Scioto River;

- TIE-1 THENCE North 03 degrees 25 minutes 55 seconds East 784.38 feet** along the common line for Sections 22 and 23 to an unmarked point in the center of Ridge Road (County Road 34);
- TIE-2 THENCE North 45 degrees 24 minutes 10 seconds West 96.85 feet** into Section 23, along said road, to an unmarked corner of said McMillen Investments property;
- TIE-3 THENCE North 45 degrees 14 minutes 24 seconds West 132.60 feet** continuing along said road and along a the common line for said McMillen Investments property and for the Charles R Elson Jr. and Lisa R Elson property recorded in Official Record Volume 2400, Page 17 to an unmarked corner of the George H Glass and Melissa Glass property recorded in Deed Book Volume 1145, Page 929;
- TIE-4 THENCE North 43 degrees 34 minutes 00 seconds West 148.82 feet** continuing along said road and said McMillen Investments property and along said Glass property and the Gladys Hartman and Ashley N Pennybaker property recorded in Official Record Volume 3237, Page 838 to the unmarked place of beginning for the property herein intended to be described;
- #1- THENCE North 40 degrees 41 minutes 03 seconds West 70.14 feet** continuing along said road and McMillen Investments and Hartman/Pennybaker properties to an unmarked point;
- #2- THENCE North 39 degrees 16 minutes 57 seconds West 79.74 feet** continuing along said road and properties to an unmarked corner of the Robert W Edwards property recorded in Official Record Volume 2587, Page 479;
- #3- THENCE North 67 degrees 53 minutes 54 seconds East 425.83 feet** leaving said road and along the common line for said McMillen Investments and Edwards properties and along the James J McMillen and Patricia A McMillen property recorded in Official Record Volume 3235, Page 669 to an iron pin (found 5/8 inch rebar) on the common line for Sections 22 and 23, passing iron pins (found 5/8 inch rebar) at 25.98 feet and (found 5/8 inch rebar) at 398.91 feet being a common corner for said Edwards and James/Patricia McMillen properties;
- #4- THENCE North 03 degrees 25 minutes 55 seconds East 185.03 feet** along said Section line and common line for said McMillen Investments and James/Patricia McMillen properties to an iron pin (found 5/8 inch rebar) at a corner of the Jonathan A Lyons Sr. And Lydia L Lyons property recorded in Official Record Volume 3142, Page 672;
- #5- THENCE South 86 degrees 45 minutes 31 seconds East 88.46 feet** into Section 22 and along said McMillen Investments and Lyons properties to an iron pin (set);
- #6- THENCE South 13 degrees 13 minutes 35 seconds East 270.78 feet** through said McMillen Investments property to an iron pin (set);
- #7- THENCE South 79 degrees 39 minutes 53 seconds West 265.00 feet** continuing through said property to an iron pin (set), passing into Section 23 at 171.00 feet;
- #8- THENCE South 54 degrees 10 minutes 02 seconds West 245.44 feet** continuing through said property to the place of beginning, passing an iron pin (set) at 220.45 feet, containing 0.956 acres from Parcel Number 25-40-23-22-000 and 0.835 acres from Parcel Number 25-55-22-44-000 for a **total of 1.791 acres**, of which 0.068 acres are within the right of way for Ridge Road (County Road 34)

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 January 5, 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.

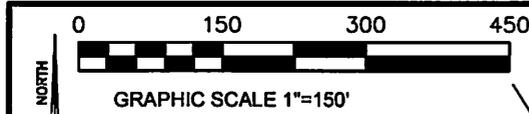
OFFICE COPY
Charles R. Harkness
NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: *D.A. Bernhard*
1-20-2026

1/20/26
DATE



The bearings and distances on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

- LEGEND**
- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PS #6885)
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - △ POINT UNMARKED
 - PIPE FOUND
 - ⊕ BOLT FOUND
 - ⊗ AXLE
 - ⊙ PIN FOUND CAPPED 5437 DERWACER
 - ∟ LANDHOOK
 - ⊙ PIN FOUND CAPPED 7321 BIEDENBAUGH
 - ⊙ PIN FOUND CAPPED 8517 McPEEK

Situated in the State of Ohio, County of Muskingum, Township of Hopewell:
 Being part of Sections 22 and 23, Township 1, Range 9, US Military District, further being part of the McMillen Investments property recorded in Official Record Volume 2470, Page 138, further being part of Parcel Numbers 25-40-23-22-000 and 25-55-22-44-000:

SURVEYOR'S NOTES AND REFERENCES:
 Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.
 Note #1- Meda Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor For surveyed Surveyed Area - 1.0005768861262.
 Note #2- Section 2 Township 18 Range 15 Congress Lands East of the Scioto River. Sections 22 and 23 Township 1 Range 9 of the US Military District.

DESCRIPTION
 APPROVED
 By: *C.R. Harkness*
 1-20-2026

DATE
 1-20-2026

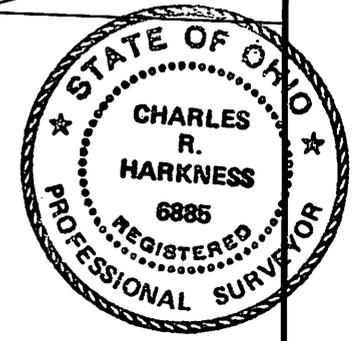
APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

SURVEY FOR: McMillen Investments		Member HARKNESS SURVEYING & MAPPING, INC. Member 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122 Since 1975	
SURVEYED: 1/5/2026	DRAWN: 1/5/2026	Job Number Job#2979	Drawing/Sheet Plat #01

7740 Ridge Road
 Troyon E Walker & Pamela Walker
 DB Vol. 950, Page 129.

Sec 23
 Sec 22
 Sec 2

OFFICE COPY
Charles R. Harkness
NOT RECORDABLE



Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

