

40-20-04-01-001



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Ohio Franklin Realty, LLC
OR 2594-344
+/-4.902 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Meigs and being part of the Southwest Quarter of Section 4, Township 12, Range 11, Congress Lands East of the Scioto River and also being part of the lands now owned by Ohio Franklin Realty, LLC as recorded in OR 2594-344 of the Muskingum County Recorders Office and described as follows.

Beginning for reference at an iron pin set at the southwest corner of said southwest quarter, thence with the section line, common with Sections 4 & 9, S 86°52'12" E a distance of 471.18 feet to an iron pin set at the southeast corner of the lands now owned by David H. Clawson & Michelle P. Clawson (OR 2509-527), the principal place of beginning, passing an iron pin set at 145.26 feet;

thence with the common line of said Ohio Franklin Realty, LLC and Clawson's lands the following two (2) courses:

1. N 22°02'57" E a distance of 107.58 feet to an iron pin set;
2. N 39°33'43" W a distance of 187.27 feet to a point in the center of Sugargrove Road (CR-97), passing an iron pin set at 168.81 feet;

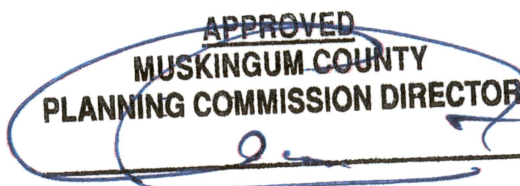
thence leaving the said common line and going through said Ohio Franklin Realty, LLC's lands the following six (6) courses:

1. with the center of said Sugargrove Road, N 52°32'53" E a distance of 170.39 feet to a point;
2. with the center of said Sugargrove Road, N 51°08'25" E a distance of 158.77 feet to a point at the intersection of said Sugargrove Road and Big Muskie Drive (SR-284), passing an iron pin set at 128.63 feet;
3. with the center of said Big Muskie Drive on a curve to the left with a radius of 462.99 feet, arc distance of 158.49 feet and a chord bearing of S 54°23'44" E and distance of 157.71 feet to a point, referenced by an iron pin set at 30.00 feet right and an iron pin found 30.00' left;
4. with the center of said Big Muskie Drive, S 64°12'07" E a distance of 127.01 feet to a point, referenced by an iron pin set at 30.00 feet right and an iron pin found 30.00' left;
5. with the center of said Big Muskie Drive on a curve to the right with a radius of 334.66 feet, arc distance of 218.43 feet and a chord bearing of S 45°30'14" E and distance of 214.57 feet to a point, referenced by an iron pin set at 30.00 feet right and an iron pin found 30.00' left;
6. with the center of said Big Muskie Drive, S 26°48'21" E a distance of 208.91 feet to a point, said point being on the south line of said Section 4;

thence leaving the center of said Big Muskie Drive and going with the south line of said Section 4, N 86°52'12" W a distance of 670.86 feet to the point of beginning, passing an iron pin found at 34.62 feet, containing a total of 4.902 acres more or less, subject to all legal highways and easements of record.

All bearings and distances described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 3/22/13 Fee Paid