

Situated in the State of Ohio, County of Muskingum, Township of Clay also in the County of Morgan, Township of York:

Being part of the Southwest Quarter, Section 13 (Clay Township) and Northwest Quarter Section 24 (York Township), Township 14, Range 14, of the Congress Lands East of the Scioto River, **being part of** the J Robert Bromley Trustee property recorded in Muskingum County **Official Record Volume 1783, Page 646** and **being all of** Morgan County **Official Record Volume 137, Page 757**, also **being part of** Muskingum County Auditor's **Parcel Number 13-70-13-07-000** and **being all of** Morgan County Auditor's **Parcel Number 190-000-220-2**, and more particularly described as follows;

Commencing at an iron pin (found) at the common corner for Sections 13, 14, 23, and 24 of said Township and Range, further being on the common line for Muskingum and Morgan Counties

- TIE- THENCE South 86 degrees 42 minutes 50 seconds East 77.58 feet** along the common line for Sections 13 and 24 and Muskingum and Morgan Counties to an unmarked point in the centerline of a 60 foot wide private road (Known as Ballou Hollow Easement) and place of beginning for the property herein intended to be described, further being a corner of the Christopher Lint property recorded in Official Record Volume 2622, Page 533;
- #1- THENCE North 29 degrees 47 minutes 21 seconds East 123.34 feet** into Section 13, Clay Township, Muskingum County and along said easement centerline and Lint property to an unmarked point;
- #2- THENCE North 60 degrees 36 minutes 28 seconds East 114.36 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference North 14 degrees 15 minutes 07 seconds West 31.08 feet;
- #3- THENCE South 89 degrees 06 minutes 43 seconds East 397.19 feet** continuing along said centerline and property to an unmarked point;
- #4- THENCE North 72 degrees 45 minutes 02 seconds East 82.48 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference North 13 degrees 25 minutes 28 seconds West 19.46 feet;
- #5- THENCE North 72 degrees 45 minutes 02 seconds East 221.78 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference South 34 degrees 54 minutes 28 seconds East 31.48 feet;
- #6- THENCE North 37 degrees 26 minutes 02 seconds East 96.28 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference North 36 degrees 49 minutes 10 seconds West 31.17 feet;
- #7- THENCE North 68 degrees 55 minutes 38 seconds East 80.23 feet** continuing along said centerline and property to an unmarked point;
- #8- THENCE North 45 degrees 21 minutes 55 seconds East 200.93 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference South 52 degrees 26 minutes 07 seconds East 30.28 feet;
- #9- THENCE North 29 degrees 45 minutes 51 seconds East 144.90 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference North 52 degrees 24 minutes 46 seconds West 30.28 feet;



- #10- **THENCE North 45 degrees 24 minutes 37 seconds East 151.22 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference South 50 degrees 33 minutes 48 seconds East 30.16 feet;
- #11- **THENCE North 33 degrees 27 minutes 47 seconds East 82.02 feet** continuing along said centerline and property to an unmarked point from which an iron pin (found) bears for reference South 70 degrees 29 minutes 56 seconds East 30.91 feet;
- #12- **THENCE North 05 degrees 32 minutes 21 seconds East 150.17 feet** continuing along said centerline and property to an unmarked point and termination of said Ballow Hollow Easement;
- #13- **THENCE North 70 degrees 34 minutes 37 seconds West 276.81 feet** continuing along said property and leaving said easement to an iron pin (found) at a common corner for said Lint property and for the Bremco Inc. property recorded in Official Record Volume 1812, Page 676, passing an iron pin (found) at 30.90 feet;
- #14- **THENCE North 02 degrees 54 minutes 50 seconds West 435.44 feet** along said Bremco property to an iron pin (found) at a corner of a second Bremco Inc. property recorded in Official Record Volume 1874, Page 768;
- #15- **THENCE North 01 degrees 03 minutes 12 seconds West 604.82 feet** along said second Bremco property to an iron pin (found) at a corner of a third Bremco Inc. property recorded in Official Record Volume 1874, Page 764;
- #16- **THENCE North 00 degrees 58 minutes 04 seconds West 528.20 feet** along a line of said Third Bremco property to an iron pin (found) on the common line for the Southwest and Northwest Quarters of Section 13;
- #17- **THENCE South 86 degrees 33 minutes 25 seconds East 1484.21 feet** along said quarter section line to an iron pin (found) at a common corner for said Bromley property and for the Alicia A Stevens-Love ETAL property recorded in Official Record Volume 2144, Page 354;
- #18- **THENCE South 10 degrees 20 minutes 26 seconds West 949.66 feet** into said Southwest Quarter of Section 13 and along the common line for said Bromley and Stevens-Love properties to an unmarked point;
- #19- **THENCE North 81 degrees 41 minutes 18 seconds West 85.44 feet** through said Bromley property to an iron pin (found), passing an iron pin (found) at 8.58 feet;
- #20- **THENCE North 04 degrees 04 minutes 06 seconds West 153.86 feet** continuing through said Bromley property for this course and the following ten courses;
- #21- **THENCE North 26 degrees 43 minutes 48 seconds West 108.56 feet** continuing as referenced to an iron pin (found);
- #22- **THENCE North 46 degrees 29 minutes 44 seconds West 237.03 feet** continuing as referenced to an iron pin (found);
- #23- **THENCE North 61 degrees 31 minutes 50 seconds West 123.04 feet** continuing as referenced to an iron pin (found);
- #24- **THENCE South 72 degrees 47 minutes 16 seconds West 243.54 feet** continuing as referenced to an iron pin (found);
- #25- **THENCE South 39 degrees 13 minutes 34 seconds West 255.80 feet** continuing as referenced to an iron pin (found);
- #26- **THENCE South 13 degrees 42 minutes 24 seconds West 191.18 feet** continuing as referenced to an iron pin (set);
- #27- **THENCE South 09 degrees 37 minutes 52 seconds East 174.57 feet** continuing as referenced to an iron pin (found);
- #28- **THENCE South 10 degrees 22 minutes 04 seconds West 166.05 feet** continuing as referenced to an iron pin (found);



- #29- **THENCE South 18 degrees 48 minutes 15 seconds West 351.25 feet** continuing as referenced to an iron pin (found);
- #30- **THENCE South 05 degrees 32 minutes 21 seconds West 157.63 feet** continuing through said Bromley property and along the Eastern lines of previously mention Ballou Hollow Easement for this course and the following four courses to an iron pin (found);
- #31- **THENCE South 33 degrees 27 minutes 47 seconds West 92.62 feet** continuing as referenced to an iron pin (found);
- #32- **THENCE South 45 degrees 24 minutes 37 seconds West 150.24 feet** continuing as referenced to an iron pin (found);
- #33- **THENCE South 29 degrees 45 minutes 51 seconds West 144.89 feet** continuing as referenced to an iron pin (found);
- #34- **THENCE South 45 degrees 21 minutes 55 seconds West 180.86 feet** continuing as referenced to an iron pin (found);
- #35- **THENCE South 34 degrees 53 minutes 51 seconds East 478.47 feet** leaving said easement and continuing through said Bromley property to an iron pin (found);
- #36- **THENCE South 86 degrees 42 minutes 50 seconds East 48.41 feet** continuing through said property to an iron pin (found);
- #37- **THENCE South 03 degrees 17 minutes 10 seconds West 30.00 feet** continuing through said property to a cotton gin spike (set) on the common line for Section 13 of Clay Township, Muskingum County and Section 24 of York Township, Morgan County, further being in the roadbed of Sylvester Road (Morgan County Road 95);
- #38- **THENCE North 86 degrees 42 minutes 50 seconds West 62.98 feet** leaving said road and along said Section, Township, and County line to an iron pin (found) at a common corner for said Bromley property and for the Russell McNeal and Randy McNeal property recorded in Morgan County Official Record Volume 213, Page 3468;
- #39- **THENCE South 65 degrees 19 minutes 11 seconds West 736.38 feet** into Section 24 of York Township Morgan County and along a common line for said Bromley and McNeal properties to an unmarked point in the centerline of Deavertown Road (Morgan County Road 84), passing a stone (found) at 700.69 feet;
- #40- **THENCE along a curve to the left having, a chord bearing North 69 degrees 48 minutes 03 seconds West 48.70 feet, a radius of 167.15 feet,** an arc length of 48.87 feet, along said road and common line for said Bromley property and for the Ameriwood LTD property recorded in Morgan County Official Record Volume 222, Page 2435 to an unmarked point;
- #41- **THENCE along a curve to the right having, a chord bearing North 66 degrees 16 minutes 32 seconds West 159.02 feet, a radius of 385.56 feet,** an arc length of 160.17 feet, continuing along said road and properties to an unmarked point;
- #42- **THENCE North 54 degrees 22 minutes 28 seconds West 65.65 feet** continuing along said road and properties to an unmarked point;
- #43- **THENCE along a curve to the left having, a chord bearing North 68 degrees 52 minutes 21 seconds West 151.21 feet, a radius of 302.00 feet,** an arc length of 152.83 feet, continuing along said road and properties to an unmarked point;
- #44- **THENCE North 83 degrees 22 minutes 14 seconds West 119.45 feet** continuing along said road and properties to an unmarked point;
- #45- **THENCE along a curve to the right having, a chord bearing North 53 degrees 20 minutes 03 seconds West 126.79 feet, a radius of 126.65 feet,** an arc length of 132.79 feet, continuing along said road and properties to an unmarked point;

- #46- **THENCE North 25 degrees 14 minutes 12 seconds West 50.00 feet** continuing along said road and properties to an unmarked point;
- #47- **THENCE North 16 degrees 16 minutes 27 seconds West 48.04 feet** continuing along said road and properties to an unmarked corner of the Christopher Lint property recorded in Morgan County Official Record Volume 223, Page 3382, further being the beginning point for said Ballou Hollow Easement;
- #48- **THENCE North 50 degrees 33 minutes 18 seconds East 41.65 feet** leaving said road, and along said Bromley and Lint properties, also along the centerline of said Ballou Hollow Easement to the place of beginning, containing 37.35 acres in Clay Township Muskingum County and 6.01 acres in York Township Morgan County for a **total of 43.36 acres**, of which 0.56 acres are within the right of ways of Morgan County Road 95 (Sylvester Road) and Morgan County Road 84 (Deavertown Road).

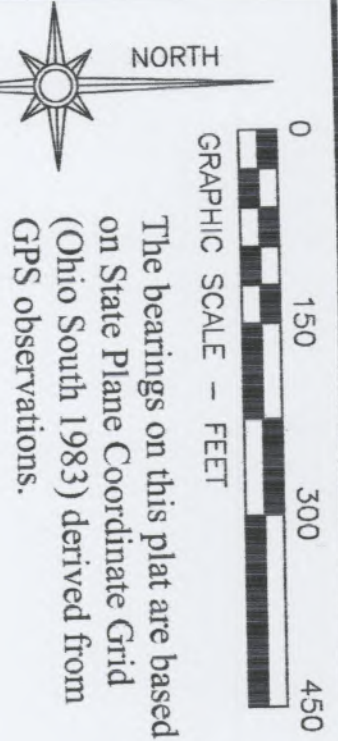
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on July 24, 2017 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**  
**NOT RECORDABLE**  
Charles R. Harkness PLS #6885  
**DESCRIPTION**  
**APPROVED**  
By: 







- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS P.L.S. #6885)
  - PIN (FOUND)
  - △ POINT (UNMARKED)
  - PIPE (FOUND)
  - STONE (FOUND) WITH X EB
  - ✱ COTTON GIN SPIKE (SET)
  - X FENCE (OCCUPATION)

Steven P Meadows Trustee  
OR Vol. 2202, Page 666.

NE Qtr  
Sec 14  
NW Qtr  
Sec 13  
SE Qtr  
Sec 14  
SW Qtr  
Sec 13

Mark J Brown  
& Mary Brown  
OR Vol. 2405,  
Page 623.

Mark J Brown  
& Mary Brown  
OR Vol. 2405,  
Page 623.

Bremco Inc.  
OR Vol. 1874,  
Page 764.

37.35 Acres  
J Robert Bromley Trustee  
OR Vol. 1783, Page 646.  
Part of Parcel Number  
13-70-13-07-000

Darrell L Young &  
Mary Ann Young  
OR Vol. 1976, Page 646.

Eleanor A Bochin  
DB Vol. 1134, Page 181.

**SURVEY 1**

Situated in the State of Ohio, County of Muskingum, Township of Clay:  
Being part of the Southwest Quarter, Section 13, Township 14, Range 14, of the Congress Lands East of the Scioto River, **being part of the J Robert Bromley Trustee property recorded in Official Record Volume 1783, Page 646** of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 13-70-13-07-000:

**SURVEY 2**

Situated in the State of Ohio, County of Muskingum, Township of Clay also in the County of Morgan, Township of York:  
Being part of the Southwest Quarter, Section 13 (Clay Township) and Northwest Quarter Section 24 (York Township), Township 14, Range 14, of the Congress Lands East of the Scioto River, being part of the J Robert Bromley Trustee property recorded in Muskingum County **Official Record Volume 1783, Page 646 and being all of Morgan County Official Record Volume 137, Page 757, further being part of Muskingum County Auditor's Parcel Number 13-70-13-07-000 and all of Morgan County Auditor's Parcel Number 190-000-220-2.**  
**SURVEYOR'S NOTES AND REFERENCES:**  
Muskingum County and Morgan County Tax Maps and OGRIP Orthophotos of the area. Previous surveys of the Bromly property completed by Charles R Harkness P.L.S. #6885 (Job 1049 dated March 2001) and (Job 1390 dated December 2004). All other references are shown or listed.  
**Note #1-** Private Road 60 feet wide known as Ballou Hollow Easement as recorded in Official Record Volume 1909, Page 874.  
**Note #2-** Right of way widths for Morgan County Roads 84 and 95 are shown as 60 feet as provided by the Morgan County Engineer's office personnel.  
**Note #3-** Survey 1 and the portion of 2 within Muskingum County are the total of Muskingum County Auditor's Parcel Number 13-17-13-07-000.  
**Note #4-** Fence Line in these areas are 8 feet to 10 feet West of surveyed line.

**Survey 2**  
Total  
43.36 Acres

**Survey 1**

Alicia A Stevens-Love ETAL  
OR Vol. 2144, Page 354.

Jason D McNeal  
OR Vol. 2107, Page 818.

DESCRIPTION  
APPROVED  
BY: [Signature]

Bremco Inc.  
OR Vol. 1812,  
Page 676.

40.97 Acres  
J Robert Bromley Trustee  
OR Vol. 1783, Page 646.  
Part of Parcel Number  
13-70-13-07-000

George W Head  
& Lana J Head  
DB Vol. 1106,  
Page 231.

David R Brown  
& Mary L Brown  
OR Vol. 2577,  
Page 619.

Christopher Lint  
OR Vol. 2822,  
Page 533.

Freddie R Conkle  
& Patsy A Conkle  
DB Vol. 1112,  
Page 57.

Sec 14  
Sec 13  
Sec 24  
Sec 13  
Sec 24

Gail Harker  
Morgan County  
OR Vol. 18,  
Page 547.

Christopher Lint  
Morgan County  
OR Vol. 223,  
Page 3382.

Ameriwood LTD  
Morgan County  
OR Vol. 222, Page 2435.

Numbered Courses Survey 2
LINE BEARING DISTANCE
46 N 69°16'32" W 150.00
47 N 51°16'22" W 48.04
48 N 50°38'18" E 41.65

Russell McNeal  
& Randy McNeal  
Morgan County  
OR Vol. 213,  
Page 3468.

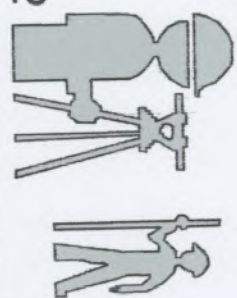
Jason McNeal  
Morgan County  
OR Vol. 123,  
Page 134.

Richard D Fisher  
Morgan County  
OR Vol. 183,  
Page 457.

**J Robert Bromley Trustee**

SURVEYED: 7/24/17 DRAWN: 7/25/17

C R HARKNESS SURVEYING  
& MAPPING, INC.  
8205 OLD TOWN ROAD,  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122



Job Number: 2399  
Drawing/Sheet No.: Plat #01

**OFFICE COPY**  
NOT FOR CONSTRUCTION  
C.R. HARKNESS P.L.S. #6885



This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor encumbrances of record, unless otherwise indicated.