

DESCRIPTION OF SURVEY FOR MUSKINGUM INVESTMENTS LLC JOB#2952-3

Situated in the State of Ohio, County of Muskingum, Townships of Highland and Monroe:

Being part of Section 1, Township 2, Range 5 (Highland Township), and part of Section 21, Township 3, Range 5 (Monroe Township) all of the US Military District, further **being part of** the Muskingum Investments LLC property recorded in **Official Record Volume 3137, Page 118** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Numbers 23-30-01-04-000, and 42-90-21-21-003**, and more particularly described as follows;

Commencing at an iron pin (found capped 7760 Emler) at the common corner for the Northeast and Northwest Quarters of Section 1 Highland Township and the Southeast and Southwest Quarters of Section 21 Monroe Township;

- #1- **THENCE South 01 degrees 21 minutes 56 seconds West 852.76 feet** into Highland Township, along the common line for the Northeast and Northwest Quarters of Section 1, and common line for said Muskingum Investments LLC property and for the Mitchell W Leventhal property recorded in Official Record Volume 2484, Page 775 to an iron pin (found 5/8 inch rebar) at a corner of the Ryan Wise and Holly Wise property recorded in Official Record Volume 2933, Page 235;
- #2- **THENCE North 82 degrees 45 minutes 34 seconds West 767.25 feet** into the Northwest Quarter of Section 1 and along the common line for said Muskingum Investments LLC and Wise properties and the Steve E Boldt and Joyce E Boldt Trustees property recorded in Official Record Volume 3145, Page 447, and the Jason Power property recorded in Official Record Volume 2706, Page 66 to an iron pin (found capped 8517 McPeck) at a corner of the Ronald Barr property recorded in Official Record Volume 2706, Page 35, passing the center of Dickson Road (Township Road 53) at 187.00 feet, 360.00 feet, and 724.00 feet, also passing an iron pin (found capped 8517 McPeck at 583.89 feet;
- #3- **THENCE North 12 degrees 58 minutes 18 seconds West 375.97 feet** along said Muskingum Investments LLC, Barr, and Powers properties to an unmarked point in the center of Dickson Road, passing an iron pin (found 3/8 inch rebar disturbed) in the center of said road at 49.95 feet, and an iron pin (found capped 6885 Harkness at 349.73 feet;
- #4- **THENCE North 39 degrees 58 minutes 08 seconds East 128.83 feet along the chord of a curve to the right having, a radius of 257.50 feet**, and arc length of 130.21 feet along said road and through said Muskingum Investments LLC property to an unmarked point;
- #5- **THENCE North 54 degrees 27 minutes 19 seconds East 250.46 feet** continuing along said road and through said property to an unmarked point;
- #6- **THENCE North 54 degrees 57 minutes 33 seconds East 301.40 feet** continuing along said road and through said property to an unmarked point, passing into Section 21 of Monroe Township at 270.51 feet;
- #7- **THENCE North 51 degrees 12 minutes 30 seconds East 166.80 feet** continuing along said road and through said property to an unmarked point;;
- #8- **THENCE North 46 degrees 50 minutes 31 seconds East 58.68 feet along the chord of a curve to the left having, a radius of 385.40 feet**, and arc length of 58.74 feet continuing along said road and through said property to an unmarked point;
- #9- **THENCE South 42 degrees 47 minutes 04 seconds East 235.15 feet** leaving said road and continuing through said property to the place of beginning, passing an iron pin (found capped 6885 Harkness) at 28.41 feet, **containing 14.083 acres**, of which 0.655 acres are within the 40 foot right of way for Dickson Road (Township Road 53).

ACREAGE BREAKDOWN

Section 1 Highland Township

13.409 Acres Part of Parcel Number 23-30-01-04-000

Section 21 Monroe Township

0.674 Acres Part of Parcel Number 42-90-21-21-003

14.083 Acres Total

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 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 June 25, 2025 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 RECORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Page 1 of 1

DESCRIPTION
APPROVED

By: *D.M. Barnhart*
8-18-2025

8/15/25
DATE

