

DESCRIPTION OF SURVEY FOR MUSKINGUM INVESTMENTS LLC JOB#2952-1

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 all of Muskingum County Auditor's Parcel Number **42-90-21-21-000, and part of Parcel Numbers 42-90-21-21-002, 42-90-21-21-003, and 23-30-01-04-000**, 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;

- TIE- THENCE North 42 degrees 47 minutes 04 seconds West 235.15 feet** into Section 21 and through said Muskingum Investments LLC property to the unmarked place of beginning for the property herein intended to be described, located in the center of Dickson Road (Township Road 53), passing an iron pin (found capped 6885 Harkness) at 206.74 feet;
- #1- THENCE South 46 degrees 50 minutes 31 seconds West 58.68 feet along the chord of a curve to the right having, a radius of 385.40 feet, and arc length of 58.74 feet** along said road and continuing through said property to an unmarked point;
- #2- THENCE South 51 degrees 12 minutes 30 seconds West 166.80 feet** continuing along said road and through said property to an unmarked point;
- #3- THENCE South 54 degrees 57 minutes 33 seconds West 301.40 feet** continuing along said road and through said property to an unmarked point, passing into Section 1 of Highland Township at 30.89 feet;
- #4- THENCE South 54 degrees 27 minutes 19 seconds West 250.46 feet** continuing along said road and through said property to an unmarked point;
- #5- THENCE South 39 degrees 58 minutes 08 seconds West 128.83 feet along the chord of a curve to the left having, a radius of 257.50 feet, and arc length of 130.21 feet** continuing along said road and through said property to an unmarked point on a line of the Jason Power property recorded in Official Record Volume 2706, Page 66;
- #6- THENCE North 12 degrees 58 minutes 18 seconds West 427.80 feet** leaving said road and along said Muskingum Investments LLC and Power properties to an unmarked corner of the Adam D Steer property recorded in Official Record Volume 2640, Page 692 being on the common line for Section 1 Highland Township and Section 21 Monroe Township, passing an iron pin (found capped 6885 Harkness) at 33.21 feet;
- #7- THENCE North 12 degrees 58 minutes 18 seconds West 1349.64 feet** into Section 21 of Monroe Township and along said Muskingum Investments LLC and Steer properties to an iron pin (found capped 5692 Neuhart) at a corner of the Paul C Dickson and Robert S Dickson property recorded in Official Record Volume 3240, Page 257, passing an iron pin (found capped 6885 Harkness) at 376.35 feet;
- #8- THENCE North 01 degrees 50 minutes 07 seconds East 362.79 feet** continuing along said properties to an iron pin (found capped 5692 Neuhart);
- #9- THENCE North 73 degrees 04 minutes 22 seconds East 825.20 feet** continuing along said properties to an iron pin (found capped 5692 Neuhart);
- #10- THENCE South 80 degrees 29 minutes 30 seconds East 97.47 feet** continuing along said properties to an iron pin (found capped 5692 Neuhart);
- #11- THENCE North 01 degrees 43 minutes 17 seconds East 722.64 feet** continuing along said properties to an iron pin (found capped 6885 Harkness) on the common line for the Southwest and Northwest Quarters of Section 21;
- #12- THENCE South 88 degrees 43 minutes 53 seconds East 39.00 feet** along said Quarter Section line and continuing along said properties to an unmarked point in the center of Dickson Road;
- #13- THENCE South 03 degrees 12 minutes 58 seconds West 228.76 feet along the chord of a curve to the left having, a radius of 463.00 feet, and arc length of 231.15 feet** into the Southwest Quarter of Section 21, along said road, and common line for said Muskingum Investments LLC property and for the Elton Hostetler and Lizzie Hostetler property recorded in Official Record Volume 2871, Page 439 to an unmarked point;
- #14- THENCE South 11 degrees 05 minutes 11 seconds East 108.57 feet** continuing along said road and properties to an unmarked point;
- #15- THENCE South 12 degrees 13 minutes 43 seconds East 209.10 feet** continuing along said road and properties to an unmarked point;
- #16- THENCE South 13 degrees 18 minutes 42 seconds East 163.03 feet** continuing along said road and properties to an unmarked point from which an iron pin (found capped 6885 Harkness) for reference bears North 76 degrees 45 minutes 58 seconds East 20.68 feet;

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- #17- THENCE South 25 degrees 45 minutes 43 seconds East 172.47 feet along the chord of a curve to the left having, a radius of 400.00 feet, and arc length of 173.84 feet continuing along said road and properties to an unmarked point from which an iron pin (found capped 6885 Harkness) for reference bears North 51 degrees 47 minutes 32 seconds East 19.39 feet;
- #18- THENCE South 38 degrees 12 minutes 43 seconds East 335.56 feet continuing along said road and properties to an unmarked point, passing into the Southeast Quarter of Section 21 at 309.05 feet;
- #19- THENCE South 26 degrees 50 minutes 02 seconds East 232.87 feet along the chord of a curve to the right having, a radius of 590.22 feet, and arc length of 234.41 feet continuing along said road and properties to an unmarked point;
- #20- THENCE South 06 degrees 03 minutes 08 seconds East 137.98 feet along the chord of a curve to the right having, a radius of 422.24 feet, and arc length of 138.60 feet continuing along said road and properties to an unmarked point;
- #21- THENCE South 03 degrees 21 minutes 06 seconds West 87.13 feet continuing along said road and properties to an unmarked point from which an iron pin (found capped 6885 Harkness) bears for reference North 89 degrees 12 minutes 02 seconds West 21.50 feet;
- #22- THENCE South 01 degrees 30 minutes 43 seconds West 170.60 feet continuing along said road and through said Muskingum Investments LLC property to an unmarked point;
- #23- THENCE South 00 degrees 15 minutes 21 seconds East 121.89 feet continuing along said road and properties to an unmarked point;
- #24- THENCE South 14 degrees 01 minutes 35 seconds West 80.42 feet along the chord of a curve to the right having, a radius of 163.00 feet, and arc length of 81.26 feet continuing along said road and properties to an unmarked point;
- #25- THENCE South 28 degrees 18 minutes 31 seconds West 299.05 feet continuing along said road and properties to an unmarked point on the common line for the Southeast and Southwest Quarters of Section 21;
- #26- THENCE South 28 degrees 49 minutes 08 seconds West 271.82 feet into the Southwest Quarter of Section 21, and continuing along said road and properties to an unmarked point, from which an iron pin (found capped 6885 Harkness) bears for reference North 68 degrees 50 minutes 13 seconds West 18.64 feet;
- #27- THENCE South 37 degrees 06 minutes 44 seconds West 72.05 feet along the chord of a curve to the right having, a radius of 385.40 feet, and arc length of 72.16 feet continuing along said road and through said property to the place of beginning, containing 54.141 acres, of which 1.648 acres are within the 40 foot right of way for Dickson Road (Township Road 53).

ACREAGE BREAKDOWN

Section 1 Highland Township

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

Section 21 Monroe Township

34.694 Acres All of Parcel Number 42-90-21-21-000

10.092 Acres Part of Parcel Number 42-90-21-21-002

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

54.141 Acres Total

DESCRIPTION

APPROVED

By: J.A. Barnhard

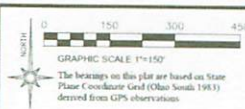
8-18-2025

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.

OFFICE COPY
Charles R. Harkness
NOT RECORDED





- LEGEND**
- PIN SET 5/16 REBAR 30" LONG CAPPED (S. HARKNESS P.S. #8885)
 - PIN FOUND 5/16 REBAR UNLESS NOTED
 - ⊗ PIN FOUND CAPPED 6885 HARKNESS
 - ⊗ PIN FOUND CAPPED 6882 HARKNESS
 - ⊗ PIN FOUND CAPPED 6857 HARKNESS
 - ⊗ PIN FOUND CAPPED 7761 HARKNESS
 - STONE FOUND
 - △ POINT UNMARKED
 - LANDMARK

Perimeter Calls Survey 1

CALL	BEARING	CHORD LEN	CHORD DIR	RADIUS	ARC LEN
1	S 46°50'31" W	58.68	RIGHT	385.40	58.74
2	S 51°12'30" W	166.80			
3	S 54°57'33" W	301.40			
4	S 54°27'19" W	250.46			
5	S 39°58'08" W	128.83	LEFT	257.50	130.21
6	N 12°58'18" W	427.80			
7	N 12°58'18" W	1348.64			
8	N 01°50'07" E	362.79			
9	N 73°04'22" E	825.20			
10	S 80°29'30" E	97.17			
11	N 01°43'17" E	722.64			
12	S 68°43'53" E	39.00			
13	S 03°12'58" W	228.76	LEFT	463.00	231.15
14	S 11°05'11" E	108.57			
15	S 12°13'43" E	209.10			
16	S 13°18'42" E	163.03			
17	S 20°45'43" E	172.47	LEFT	400.00	173.84
18	S 38°12'43" E	335.56			
19	S 26°50'02" E	232.87	RIGHT	590.22	234.41
20	S 06°03'08" E	137.98	RIGHT	422.24	138.60
21	S 03°21'06" W	87.13			
22	S 01°30'43" W	170.60			
23	S 00°15'21" W	121.89			
24	S 14°01'35" W	80.42	RIGHT	163.00	81.26
25	S 28°18'31" W	299.05			
26	S 28°49'08" W	271.82			
27	S 37°06'44" W	72.05	RIGHT	385.40	72.16

Perimeter Calls Survey 2

CALL	BEARING	CHORD LEN	CHORD DIR	RADIUS	ARC LEN
1	N 42°47'04" E	235.15			
2	N 37°06'44" E	72.05	LEFT	385.40	72.16
3	N 28°49'08" E	271.82			
4	N 28°18'31" E	299.05			
5	N 14°01'35" E	80.42	LEFT	163.00	81.26
6	N 00°15'21" W	121.89			
7	N 01°30'43" W	170.60			
8	S 88°12'02" E	387.84			
9	S 39°50'02" E	142.08			
10	S 05°37'59" E	303.43			
11	S 05°40'15" E	711.78			
12	N 88°15'00" W	739.32			

Perimeter Calls Survey 3

CALL	BEARING	CHORD LEN	CHORD DIR	RADIUS	ARC LEN
1	S 01°21'56" W	852.76			
2	N 82°45'34" W	767.25			
3	N 12°58'18" W	375.97			
4	N 39°58'08" W	128.83	RIGHT	257.50	130.21
5	N 54°27'19" E	250.46			
6	N 54°57'33" E	301.40			
7	N 51°12'30" E	166.80			
8	N 46°50'31" E	58.68	LEFT	385.40	58.74
9	S 42°47'04" E	235.15			

**Approved For Transfer
On-Lot Sewage O.K.
Date 8/14/25**
Mark H
**Zanesville-Muskingum Co.
Health Department**



**DESCRIPTION
APPROVED**
By: *P.M. Barnhard*
8-18-2020

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and Orthophotos of the area.
All other references are shown or listed.
Note #1- Right of way for Dickinson Road listed as 40 feet.
Note #2- Surveys 1, 2, & 3 include all of Muskingum County Auditor's Parcel Numbers 23-30-01-04-000, 42-90-21-21-000, 42-90-21-21-002, and 42-90-21-21-003.

SURVEY 1
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 all of Muskingum County Auditor's Parcel Number 42-90-21-21-002, 42-90-21-21-003, and 23-30-01-04-000.

SURVEY 2
Situated in the State of Ohio, County of Muskingum, Township of Monroe:
Being part of Section 21, Township 3, Range 5, 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 Number 42-90-21-21-002.

SURVEY 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.



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

**OFFICE COPY
NOT RECORDABLE**

Muskingum Investments LLC
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43077
PHONE: (614) 849-0122
FAX: (614) 849-0122

Job Number: Job#2952
Drawing Sheet: Plat #01

SURVEYED: June 25, 2025