

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2823 Meigs Township Section 4 Tower Cabin**

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

Being part of Section 4, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2594, Page 344**, of said county's deed records, further **being part of Muskingum County Auditor's Parcel Number 40-20-04-01-000**, and more particularly described as follows;

Commencing at an iron pin (found capped McPeek) at the common corner for Sections 4, 5, 8, and 9 of said Meigs Township, and said Township and Range of said Congress Lands;

- TIE-1 THENCE South 86 degrees 52 minutes 13 seconds East 116.73 feet** along the common line for Sections 4 and 9 to an unmarked point in the centerline of Surgargrove Road (County Road 97);
- TIE-2 THENCE North 50 degrees 44 minutes 45 seconds East 355.19 feet** into Section 4, along said road, and common line for the State of Ohio Department of Natural Resources Division of Wildlife property recorded in Official Record Volume 3083, Page 886 and for the David H Clawson property recorded in Official Record Volume 2899, Page 692 to an unmarked corner of a second David H Clawson property recorded in Official Record Volume 2909, Page 778, from which an iron pin (found capped McPeek) bears for reference South 39 degrees 34 minutes 23 seconds East 18.47 feet;
- TIE-3 THENCE North 52 degrees 32 minutes 51 seconds East 170.39 feet** continuing along said road and properties to an unmarked point;
- TIE-4 THENCE North 51 degrees 08 minutes 18 seconds East 158.75 feet** continuing along said road and properties to the unmarked intersection with Big Muskie Drive (State Route 284) and place of beginning for the property herein intended to be described;
- #1- THENCE with a curve to the right having, a chord bearing North 37 degrees 33 minutes 30 seconds West 93.05 feet, a radius of 380.00 feet, and arc length of 93.28 feet** along Big Muskie Drive and common line for said Ohio Franklin Realty, LLC and State of Ohio properties to an unmarked point;
- #2- THENCE North 30 degrees 31 minutes 34 seconds West 82.10 feet** continuing along said road and properties to an unmarked point;
- #3- THENCE North 52 degrees 11 minutes 13 seconds East 151.31 feet** leaving said road and through said Ohio Franklin Realty, LLC property to an iron pin (set), passing an iron pin (set) at 30.87 feet;
- #4- THENCE South 41 degrees 39 minutes 21 seconds East 261.36 feet** continuing through said property to an unmarked point in the centerline of Tower Road (Township Road 61) passing an iron pin (set) at 232.25 feet;
- #5- THENCE with a curve to the left having, a chord bearing South 45 degrees 14 minutes 53 seconds West 155.60 feet, a radius of 751.80 feet, and arc length of 155.88 feet** along said road and common line for said Ohio Franklin Realty, LLC and State of Ohio properties to the unmarked intersection with Big Muskie Drive;
- #6- THENCE with a curve to the right having, a chord bearing North 51 degrees 17 minutes 34 seconds West 108.07 feet, a radius of 462.99 feet, and arc length of 108.31 feet** along Big Muskie Drive and common line for said Ohio Franklin Realty, LLC and David H Clawson properties to the place of beginning **containing 1.03 acres**, of which 0.27 acres are within the right of ways for Big Muskie Drive(State Route 284), and Tower Road (Township Road 61).

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 3/4 inch rebar 30 inches long capped CR Harkness PLS 6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in July 2023 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

Charles R. Harkness, PLS #6885
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION APPROVED
By: *PL 7/7/23*

7/18/23
Date Fee Paid