

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

Being part of Sections 16, 17, and 21, of 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 Numbers 40-40-17-01-000, 40-50-16-01-000, and 40-50-21-01-000**, (said parcel is further part of the Deed Designation Parcels MM-129, MM-138, MM-139, and MM-144) and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for Sections 16, 17, 20, and 21 of said Township and Range;

- #1- **THENCE North 87 degrees 05 minutes 21 seconds West 1318.40 feet** along the common line for Sections 17 and 20 to an iron pin (set) at the common corner for the East and West Halves of the Southeast Quarter of Section 17, further being a common corner for said Ohio Franklin Realty LLC property and for the Ralph Clay McCready and Janet L McCready property recorded in Official Record Volume 2319, Page 427;
- #2- **THENCE North 00 degrees 56 minutes 38 seconds East 2362.95 feet** along said Halves of the Southeast Quarter of Section 17, along said properties and along the Sarah R Rush, Laura Rush, and Nancy Funk property recorded in Official Record Volume 2418, Page 90 to an unmarked point in the centerline of Blue Rock Church Road, passing an iron pin (set) at 1562.65 feet, the centerline of Oakland Church Road at 1606.92 feet, iron pins (found) at 1625.49 feet and 2336.48 feet;
- #3- **THENCE North 52 degrees 20 minutes 44 seconds East 136.99 feet** into said East Half of the Southeast Quarter of Section 17, through said Ohio Franklin Realty LLC property and along the centerline of Blue Rock Church Road to an unmarked point;
- #4- **THENCE with a curve to the right having, a chord bearing North 66 degrees 00 minutes 20 seconds East, 212.78 feet, a radius of 450.50 feet**, an arc length of 214.81 feet continuing through said property and along said road for this course and the following 4 courses to an unmarked point;
- #5- **THENCE with a curve to the left having, a chord bearing North 78 degrees 39 minutes 15 seconds East 276.82 feet, a radius of 7841.04 feet**, an arc length of 276.84 feet to an unmarked point, from which an iron pin (set) for reference bears North 11 degrees 50 minutes 22 seconds West 32.12 feet;
- #6- **THENCE with a curve to the right with a chord bearing North 89 degrees 10 minutes 05 seconds East 286.52 feet, a radius of 717.00 feet**, an arc length of 288.46 feet to an unmarked point;
- #7- **THENCE with a curve to the left having, a chord bearing South 84 degrees 09 minutes 17 seconds East 258.68 feet, a radius of 1530.34 feet**, an arc length of 258.99 feet to an unmarked point;
- #8- **THENCE North 88 degrees 08 minutes 50 seconds East 129.93 feet** to the unmarked intersection of Blue Rock Church Road and High Hill Road (County Road 59), from which an iron pin (set) for reference bearing South 76 degrees 29 minutes 03 seconds East 29.80 feet;
- #9- **THENCE South 03 degrees 37 minutes 39 seconds West 291.94 feet** continuing through said Ohio Franklin Realty LLC property and along the centerline of High Hill Road for this course and for the following two courses to an unmarked point;
- #10- **THENCE South 02 degrees 52 minutes 16 seconds West 330.42 feet** to an unmarked point;



- #11- **THENCE South 01 degrees 42 minutes 02 seconds East 101.70 feet** to the unmarked intersections of High Hill Road and Oakland Church Road, from which an iron pin (set) for reference bears North 67 degrees 36 minutes 04 seconds East 29.59 feet;
- #12- **THENCE South 10 degrees 58 minutes 46 seconds East 104.72 feet** continuing through said Ohio Franklin Realty LLC property and along High Hill Road for this courses and the following seventeen courses to an unmarked point;
- #13- **THENCE South 15 degrees 41 minutes 12 seconds East 424.73 feet** to an unmarked point from which an iron pin (set) for reference bears North 73 degrees 20 minutes 44 seconds East 23.38 feet, passing into Section 16 at 361.08 feet;
- #14- **THENCE South 13 degrees 37 minutes 04 seconds East 346.01 feet** to an unmarked point;
- #15- **THENCE with a curve to the left having, a chord bearing South 18 degrees 20 minutes 05 seconds East 307.78 feet, a radius of 1302.38 feet,** an arc length of 308.50 feet to an unmarked point from which an iron pin (set) for reference bears North 60 degrees 45 minutes 03 seconds East 24.94 feet;
- #16- **THENCE with a curve to the left having, a chord bearing South 25 degrees 42 minutes 11 seconds East 221.37 feet, a radius of 10,888.12 feet,** an arc length of 221.37 feet to an unmarked point;
- #17- **THENCE South 24 degrees 33 minutes 21 seconds East 186.60 feet** to an unmarked point;
- #18- **THENCE with a curve to the right having, a chord bearing South 03 degrees 02 minutes 51 seconds West 174.91 feet, a radius of 188.75 feet,** an arc length of 181.87 feet to an unmarked point from which an iron pin (set) for reference bears South 60 degrees 43 minutes 59 seconds East 23.03 feet;
- #19- **THENCE South 30 degrees 39 minutes 03 seconds West 30.86 feet** to an unmarked point;
- #20- **THENCE with a curve to the left having, a chord bearing South 12 degrees 01 minutes 19 seconds West 186.94 feet, a radius of 292.60 feet,** an arc length of 190.27 feet to an unmarked point;
- #21- **THENCE South 06 degrees 36 minutes 25 seconds East 115.61 feet** crossing into Section 21 to an unmarked point from which an iron pin (set) for reference bears North 84 degrees 48 minutes 41 seconds East 24.49 feet;
- #22- **THENCE with a curve to the right having, a chord bearing South 02 degrees 28 minutes 29 seconds West 345.63 feet, a radius of 1094.85 feet,** an arc length of 347.08 feet, to an unmarked point;
- #23- **THENCE South 11 degrees 33 minutes 23 seconds West 374.68 feet** to an unmarked point from which an iron pin (set) for reference bears South 74 degrees 42 minutes 58 seconds East 22.11 feet;
- #24- **THENCE with a curve to the left having, a chord bearing South 02 degrees 22 minutes 50 seconds West 249.20 feet, a radius of 781.38 feet,** an arc length of 250.27 feet, to an unmarked point;
- #25- **THENCE South 06 degrees 47 minutes 41 seconds East 213.13 feet** to an unmarked point, from which an iron pin (set) for reference bears South 84 degrees 00 minutes 36 seconds West 24.86 feet;
- #26- **THENCE with a curve to the right having, a chord bearing South 16 degrees 30 minutes 42 seconds West 177.78 feet, a radius of 224.66 feet,** an arc length of 182.78 feet, to an unmarked point;
- #27- **THENCE with a curve to the left having, a chord bearing South 35 degrees 07 minutes 30 seconds West 57.37 feet, a radius of 350.50 feet,** an arc length of 57.43 feet to an unmarked corner of the Theresa Mell Erickson property recorded in Official Record Volume 2439, Page 798;



- #28- THENCE North 64 degrees 54 minutes 43 seconds West 295.12 feet** leaving said road and along said Ohio Franklin Realty LLC and Erickson properties to an iron pin (set) at the common corner for the Northeast and Southeast Quarters of the Northeast Quarter of Section 20, further being a common corner for the Matt Carpenter and Andrea Carpenter property recorded in Deed Book Volume 1160 Page 513, passing an iron pin (set) at 30.00 feet;
- #29- THENCE North 02 degrees 10 minutes 53 seconds East 1361.20 feet** along the common line for Sections 20 and 21 also for said Ohio Franklin Realty LLC and Erickson properties to the place of beginning, containing 8.00 acres in Section 16, 76.89 acres in Section 17, and 11.32 acres in Section 21 for a **total of 96.21 acres** of which 3.69 acres are within the right of ways for Oakland Church Road, Blue Rock Church Road, and High Hill Road.

**ACREAGE BREAKDOWN**

Deed Designated **Tract MM-129 (Being Part)**  
Part Of Auditor's Parcel Number 40-50-21-01-000  
11.32 Acres

Deed Designated **Tract MM-138 (Being Part)**  
Part Of Auditor's Parcel Number 40-50-16-01-000  
8.00 Acres

Deed Designated **Tract MM-139 (Being Part)**  
Part Of Auditor's Parcel Number 40-40-17-01-000  
53.99 Acres

Deed Designated **Tract MM-144 (Being Part)**  
Part Of Auditor's Parcel Number 40-40-17-01-000  
22.90 Acres

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**96.21 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 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 April 3, 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.

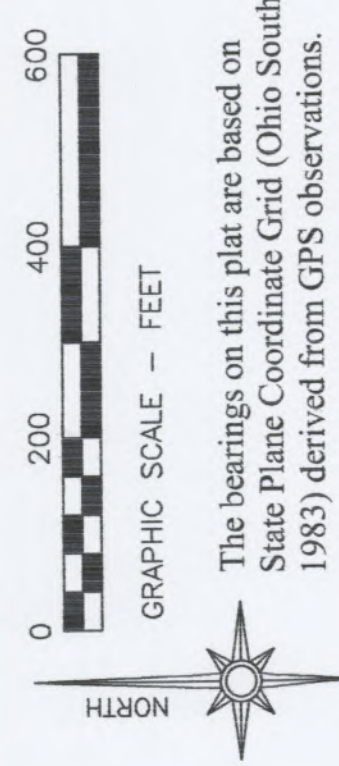
**OFFICE COPY****NOT RECORDABLE**

Charles R. Harkness PLS #6885



DESCRIPTION  
APPROVED  
By: *[Signature]*





The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

**LEGEND**

- PIN (SET) 3/8" REBAR CAPPED
- (C.R. HARKNESS PLS #8885)
- PIN (FOUND)
- STONE (FOUND)
- PIPE (FOUND)
- POINT (UNMARKED)

**Part MM-144**  
Auditor's Parcel Number  
40-40-17-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

**NW Qtr  
Sec 17**

**NE Qtr  
Sec 17**

**NW Qtr  
Sec 16**

**Part MM-138**

Auditor's Parcel  
Number 40-50-16-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

**SW Qtr  
Sec 16**

**Part MM-144**

Auditor's Parcel  
Number 40-40-17-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

**SW Qtr  
Sec 17**

**W Half  
SE Qtr  
Sec 17**

**E Half  
SE Qtr  
Sec 17**

**Part MM-139**  
53.99 Acres  
Part of Auditor's Parcel  
Number 40-40-17-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

Ralph Clay McCready  
& Janet L. McCready  
OR Vol. 2319, Page 427.

**Total 96.21 Acres**

**Part MM-138**  
8.00 Acres  
Part of Auditor's Parcel  
Number 40-50-16-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

Ralph Clay McCready  
& Janet L. McCready  
OR Vol. 2319, Page 427.

Theresa Mell Erickson  
OR Vol. 2439, Page 798.

**NE Qtr  
NE Qtr  
Sec 20**

**Part MM-129**  
11.32 Acres  
Part of Auditor's Parcel  
Number 40-50-21-01-000  
Ohio Franklin Realty, LLC  
OR Vol. 2594, Page 344.

**W Half  
NE Qtr  
Sec 20**

**NW Qtr  
Sec 21**

**ACREAGE BREAKDOWN**

Deed Designated Tract MM-129 (Being Part)  
Part of Auditor's Parcel Number 40-50-21-01-000  
11.32 Acres

Deed Designated Tract MM-138 (Being Part)  
Part of Auditor's Parcel Number 40-50-16-01-000  
8.00 Acres

Deed Designated Tract MM-139 (Being Part)  
Part of Auditor's Parcel Number 40-40-17-01-000  
53.99 Acres

Deed Designated Tract MM-144 (Being Part)  
Part of Auditor's Parcel Number 40-40-17-01-000  
22.90 Acres

**96.21 Acres**

**SURVEYOR'S NOTES AND REFERENCES:**

Muskingum County Tax Maps and OGRIP Orthophotos of the area. Ongoing Survey by Charles R. Harkness PLS 6885 in connection with AEP and the Morgan County Engineer's Office known as the AEP Section Corner Restoration Project.

**Note #1-** Right of way width for Blue Rock Church Road, Oakland Church Road, and High Hill Road are listed as 40 feet and occupy 3.69 acres of the surveyed parcel.

**Note #2-** Pin found capped Finley not used.

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 easements of record, unless otherwise indicated.



DESCRIPTION  
APPROVED  
By: *Charles R. Harkness*

**Charles R. Harkness**  
NOT RECORDED

SURVEY FOR:  
**Ohio Franklin  
Realty LLC**

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

Five Starr Farms LLC  
OR Vol. 2104, Page 397.

High Hill Road (CR 59)

**NE Qtr SE Qtr Sec 20**

**SW Qtr Sec 21**

Five Starr Farms LLC  
OR Vol. 2104, Page 397.