



www.mcpeeklandsurveying.com ^{LLC}
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

**Ohio Power Company/Ohio Franklin Realty, LLC/Franklin Real Estate Co.
DR 197-180, DR 469-270
+/- 116.741 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Harrison, Part of Sections 30, 31 & Fractional 32, Part of the Village of Philo, T13, R12, Congress Lands East of the Scioto River and more particularly described as follows.

Tract 1

Beginning at a point at the southwest corner of Square 47 of the Village of Philo (Taylorsville) where said Square 47 is common with the corporation line of said Village, Harrison Township and the east line of the lands now owned by CSX Transportation Inc., (DR 1005-52), thence with the common line of said CSX Transportation, Inc.'s lands/Ohio Power Company's lands the following twenty two (22) courses:

1. N07°39'24"W, a distance of 1283.98 feet to a point, passing a concrete monument found at 700.03 feet;
2. thence with a curve turning to the left, having a radius of 1935.08 feet, arc length of 12.53 feet and a chord bearing N07°50'32"W a distance of 12.53 feet to an iron pin set;
3. N82°27'53"E, a distance of 99.98 feet to an iron pin set;
4. N23°44'51"W, a distance of 90.69 feet to a concrete monument found;
5. S82°12'39"W, a distance of 77.35 feet to a concrete monument found;
6. thence with a curve turning to the left, having a radius of 1935.08 feet, arc length of 60.13 feet and a chord bearing N11°29'15"W a distance of 60.13 feet to a concrete monument found;
7. N82°12'39"E, a distance of 61.23 feet to a concrete monument found;
8. N31°51'57"W, a distance of 66.85 feet to an iron pin set;
9. S82°27'53"W, a distance of 39.85 feet to an iron pin set;
10. thence with a curve turning to the left having a radius of 1935.08 feet, arc length of 89.27 feet and a chord bearing N15°31'12"W a distance of 89.27 feet to an iron pin set;
11. N82°27'53"E, a distance of 20.41 feet to an iron pin set;
12. N20°12'37"W, a distance of 542.41 feet to an iron pin set;
13. N16°09'03"W, a distance of 240.31 feet to an iron pin set;
14. S82°27'53"W, a distance of 66.20 feet to an iron pin set;
15. N23°01'24"W, a distance of 199.96 feet to an iron pin set;
16. N82°27'53"E, a distance of 88.10 feet to an iron pin set;
17. N23°31'49"W, a distance of 246.45 feet to an iron pin set;
18. S60°13'21"W, a distance of 83.30 feet to an iron pin set;
19. N23°01'24"W, a distance of 261.33 feet to an iron pin set;
20. thence with a curve turning to the left, having a radius of 1935.08 feet, arc length of 668.71 feet and a chord bearing N32°55'24"W a distance of 665.39 feet to an iron pin set;
21. thence with a compound curve turning to the left, having a radius of 3844.83 feet, arc length

of 800.79 feet and a chord bearing N48°47'24"W a distance of 799.34 feet to an iron pin set;

22. thence with a compound curve turning to the left, having a radius of 1457.69 feet, arc distance of 139.35 feet and a chord bearing N57°29'43"W a distance of 139.30 feet to a point;

thence leaving said common line and going with the common line of the U.S. Govt./Ohio Power Company's lands the following five (5) courses:

1. N27°33'51"E, a distance of 71.43 feet to a concrete monument found;
2. S67°56'09"E, a distance of 172.26 feet to a point;
3. S63°28'55"E, a distance of 3.33 feet to a point;
4. S52°26'55"E, a distance of 49.75 feet to a point;
5. N19°05'07"E, a distance of 81.66 feet to a point at the low water mark of the Muskingum River;

thence with the low water mark of said Muskingum River the following fourteen (14) courses:

1. S81°40'36"E, a distance of 232.52 feet to a point;
2. S65°54'52"E, a distance of 348.71 feet to a point;
3. S65°19'23"E, a distance of 247.13 feet to a point;
4. S58°14'43"E, a distance of 1121.52 feet to a point;
5. S50°13'44"E, a distance of 323.76 feet to a point;
6. S35°59'36"E, a distance of 376.95 feet to a point;
7. S15°28'06"E, a distance of 375.48 feet to a point;
8. S01°22'41"W, a distance of 220.83 feet to a point;
9. S02°37'36"W, a distance of 644.84 feet to a point;
10. S02°08'11"E, a distance of 483.12 feet to a point;
11. S16°16'41"E, a distance of 707.00 feet to a point;
12. S11°03'18"E, a distance of 367.95 feet to a point, leaving the village of Philo at 248.83 feet;
13. S03°01'08"W, a distance of 374.54 feet to a point;
14. S12°12'26"W, a distance of 712.97 feet to a point on the south side of Duncan Run where it meets said low water mark and the north line of the lands now owned by the Village of Philo (OR 2254-307);

thence leaving said low water mark and going with said Village of Philo's lands, S89°38'30"W, a distance of 602.06 feet to a point in the east line of said CSX Transportation Inc.'s lands, passing an iron pins found at 20.00 feet and 590.02 feet;

thence with the east line of said CSX Transportation Inc.'s lands the following six (6) courses:

1. N07°37'21"W, a distance of 273.52 feet to an iron pin set;
2. S82°22'39"W, a distance of 12.50 feet to an iron pin set;
3. N07°36'57"W, a distance of 281.76 feet to a concrete monument found;
4. N47°01'39"E, a distance of 30.50 feet to a concrete monument found;
5. N07°47'21"W, a distance of 510.22 feet to a concrete monument found;
6. S82°10'42"W, a distance of 25.00 feet to the point of beginning, passing a concrete monument found at 21.00 feet, containing a total of 109.106 acres more or less, subject to all legal highways and easements of record, being a part of parcel no.: 20-20-01-01-000 (+/-88.760 Ac.) and all of parcel no.: 20-22-01-05-000 (+/-20.346 Ac.)

Tract 2

Beginning at the northwest corner of vacated Market Street (Taylorsville North, DB "X", Page 397), being on the common line of the lands now owned by County of Muskingum (OR 2739-920) and the corporation line for the Village of Philo, thence with the south line and onto their east line of said County of Muskingum's lands the following two (2) courses:

1. N82°20'27"E, a distance of 58.00 feet to a concrete monument found, passing a concrete monument found at 38.07 feet;
2. N07°39'35"W, a distance of 283.57 feet to a railroad spike set in the road bed of Old River Road (CR-6), where it meets the southerly line of the lands now owned by CSX Transportation Inc., (DR 1005-52), passing a concrete monument found at 157.71 feet;

thence with the common line line of said Ohio Power Company/CSX Transportation Inc.'s lands the following eight (8) courses:

1. N05°35'50"E, a distance of 34.54 feet to an iron pin set;
2. thence with a curve turning to the right having a radius of 1407.69 feet, arc length of 128.63 feet and a chord bearing S57°22'28"E a distance of 128.59 feet to an iron pin set;
3. thence with a compound curve turning to the right having a radius of 3794.83 feet, arc length of 790.37 feet and a chord bearing S48°47'24"E a distance of 788.94 feet to an iron pin set;
4. thence with a compound curve turning to the right having a radius of 1885.08 feet, arc length of 376.31 feet and a chord bearing S37°06'16"E a distance of 375.69 feet to an iron pin set;
5. S60°13'21"W, a distance of 23.12 feet to an iron pin set;
6. N29°46'39"W, a distance of 18.34 feet to a point;
7. N29°46'39"W, a distance of 29.42 feet to an iron pin set;
8. S50°34'57"W, a distance of 103.18 feet to an iron pin set on the east line of Front Street;

the following two (2) courses:

1. N18°08'15"W, a distance of 31.12 feet to an iron pin set;
2. N07°32'07"W, a distance of 185.56 feet to an iron pin set;

thence with the southerly line of said Ohio Power Company's lands, N80°20'36"W, a distance of 156.35 feet to a railroad spike set at the southeasterly corner of Lot 11 in said Taylorsville North, also being on the north line of James Street;

thence with the south line of said James Street, S82°27'53"W, a distance of 586.15 feet to an axle found on the west line of Market Street at the southwest corner of the vacated portion;

thence with the west line of said vacated Market Street, N07°38'19"W, a distance of 442.14 feet to the point of beginning, containing a total of 7.635 acres more or less, subject to all legal highways and easements of record, being a part of parcel no.: 20-20-01-01-000 (+/-7.051 Ac.) and all of parcel no.: 20-20-01-22-000 (+/-0.217 Ac.), 20-20-01-23-000 (+/-0.052 Ac.), 20-20-01-24-000 (+/-0.250 Ac.) & 20-20-01-36-000 (+/-0.065 Ac.)

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 116.741 acre tract is based on a field survey made by McPeck Land Surveying, LLC on November 28th, 2018.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517



12/6/18
Date

Parcel No.

All of: 20-20-01-22-000 (+/-0.217 Ac.), 20-20-01-23-000 (+/-0.052 Ac.), 20-20-01-24-000 (+/-0.250 Ac.) & 20-20-01-36-000 (+/-0.065 Ac.), 20-20-01-01-000 (+/-95.811 Ac.), 20-22-01-05-000 (+/-20.346 Ac.)

Total +/-116.741 Acres

DESCRIPTION

APPROVED

By: 12/13/18

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HARRISON,
PART OF SECTIONS 30, 31 & FRACTIONAL 32, PART OF THE VILLAGE OF PHILO,
TOWNSHIP 13N, RANGE 12W, CONGRESS LANDS EAST OF THE SCIOTO RIVER.

BEING LOTS 9-33 IN SQ 29, LOTS 11-17 IN SQ 28,
TAYLORSVILLE NORTH (DB "X", PAGE 397), ALL OF LOTS 1-12, SQ 19,
ALL OF SQ 47, ALL OF SQ 48, ALL OF LOTS 1-5, 8 & 10, PART OF LOT 6, SQ 51,
ALL OF LOTS 9-11, PART OF LOT 12, SQ 51, PART OF LOTS 6-14 SQ 52, ALL OF
ALL OF LOT 12 & PART OF LOTS 10-11 OF BLOCK 27, TAYLORSVILLE (VARIOUS REF.)
THE RIGHT, TITLE AND INTEREST IN VARIOUS STREETS, ALLEYS, ETC. SHOWN ON SURVEY.

ALL OF: 20-20-01-01-000 (±95.811 ACRES)
ALL OF: 20-20-01-22-000 (±0.217 ACRES)
ALL OF: 20-20-01-23-000 (±0.052 ACRES)
ALL OF: 20-20-01-24-000 (±0.250 ACRES)
ALL OF: 20-20-01-38-000 (±0.085 ACRES)
ALL OF: 20-22-01-05-000 (±20.348 ACRES)
Total (±116.741 ACRES)

DESCRIPTION
APPROVED

By: *[Signature]* 12/13/2018

REFERENCES

- As Noted on Plot
- www.muskingumcountyengineer.org
- www.mco.org
- http://recorder.muskingumcounty.org
- STONEMAN, EDAL
DR 238-151
- JERRY O. BRES
CAROLYN S. BRES
DR 1144-747
- LINDA J. STEVENS
DR 1079-83
- KYLE KENDALL
DR 2789-981
- GLORIA A.
GROSS
DR 1502-87
- PAUL E. &
ARLENE J. CLARK
DR 302-143
- 94 MINN ST. LLC
DR 2180-321
DR 2180-704
- DONNA MARIE
CHERRY
DR 823-378
- DONNA MARIE
CHERRY
DR 823-378
- OPC PLANT SURVEYS 21-8, 21-10, 21-11, 21-12

BASE OF BEARING

Bearings are based on State Plane Old
Coordinates, NAD83, Ohio South, per
GPS Observations.

LEGEND

- Iron Pin Set (8617)
- Iron Pin Found
- Pipe Found w/cap
- PC Nail Set
- Property Mark
- Railroad Spike Set
- Concrete Monument Found
- Auto Found

DRAWING DETAILS



CURVE TABLE

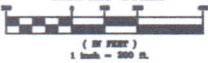
STATION	CHORD BEARING	CHORD DIST.	ARC DIST.
1+00.00	S 89° 14' 57" E	34.48	34.48
1+34.48	S 89° 14' 57" E	34.48	68.96
1+68.96	S 89° 14' 57" E	34.48	103.44
2+03.44	S 89° 14' 57" E	34.48	137.92
2+37.92	S 89° 14' 57" E	34.48	172.40
2+72.39	S 89° 14' 57" E	34.48	206.88
3+06.87	S 89° 14' 57" E	34.48	241.36
3+41.35	S 89° 14' 57" E	34.48	275.84
3+75.83	S 89° 14' 57" E	34.48	310.32
4+10.31	S 89° 14' 57" E	34.48	344.80
4+44.79	S 89° 14' 57" E	34.48	379.28
4+79.27	S 89° 14' 57" E	34.48	413.76
5+13.75	S 89° 14' 57" E	34.48	448.24
5+48.23	S 89° 14' 57" E	34.48	482.72
5+82.71	S 89° 14' 57" E	34.48	517.20
6+17.19	S 89° 14' 57" E	34.48	551.68
6+51.67	S 89° 14' 57" E	34.48	586.16
6+86.15	S 89° 14' 57" E	34.48	620.64
7+20.63	S 89° 14' 57" E	34.48	655.12
7+55.11	S 89° 14' 57" E	34.48	689.60
7+89.59	S 89° 14' 57" E	34.48	724.08
8+24.07	S 89° 14' 57" E	34.48	758.56
8+58.55	S 89° 14' 57" E	34.48	793.04
8+93.03	S 89° 14' 57" E	34.48	827.52
9+27.51	S 89° 14' 57" E	34.48	862.00
9+61.99	S 89° 14' 57" E	34.48	896.48
9+96.47	S 89° 14' 57" E	34.48	930.96
10+30.95	S 89° 14' 57" E	34.48	965.44
10+65.43	S 89° 14' 57" E	34.48	1000.00

LINE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.
1+00.00	S 89° 14' 57" E	34.48	34.48
1+34.48	S 89° 14' 57" E	34.48	68.96
1+68.96	S 89° 14' 57" E	34.48	103.44
2+03.44	S 89° 14' 57" E	34.48	137.92
2+37.92	S 89° 14' 57" E	34.48	172.40
2+72.39	S 89° 14' 57" E	34.48	206.88
3+06.87	S 89° 14' 57" E	34.48	241.36
3+41.35	S 89° 14' 57" E	34.48	275.84
3+75.83	S 89° 14' 57" E	34.48	310.32
4+10.31	S 89° 14' 57" E	34.48	344.80
4+44.79	S 89° 14' 57" E	34.48	379.28
4+79.27	S 89° 14' 57" E	34.48	413.76
5+13.75	S 89° 14' 57" E	34.48	448.24
5+48.23	S 89° 14' 57" E	34.48	482.72
5+82.71	S 89° 14' 57" E	34.48	517.20
6+17.19	S 89° 14' 57" E	34.48	551.68
6+51.67	S 89° 14' 57" E	34.48	586.16
6+86.15	S 89° 14' 57" E	34.48	620.64
7+20.63	S 89° 14' 57" E	34.48	655.12
7+55.11	S 89° 14' 57" E	34.48	689.60
7+89.59	S 89° 14' 57" E	34.48	724.08
8+24.07	S 89° 14' 57" E	34.48	758.56
8+58.55	S 89° 14' 57" E	34.48	793.04
8+93.03	S 89° 14' 57" E	34.48	827.52
9+27.51	S 89° 14' 57" E	34.48	862.00
9+61.99	S 89° 14' 57" E	34.48	896.48
9+96.47	S 89° 14' 57" E	34.48	930.96
10+30.95	S 89° 14' 57" E	34.48	965.44
10+65.43	S 89° 14' 57" E	34.48	1000.00



GRAPHIC SCALE



BOUNDARY SURVEY

MCPECK
LAND
SURVEYING, LLC

www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com
340 Robin Hood Ln., Zanesville, OH 43701 • 740.704.6073

This document is prepared by McPeck Land Surveying, LLC
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 or any encumbrances of
record, nor encumbrances unless otherwise indicated.