

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2800 High Hill Hunt Club**

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

Being part of Section 9, Township 12, Range 11, of the Congress Lands East of the Scioto River, **being part of** the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2562, Page 273 and Official Record Volume 2594, Page 344** of said county's deed records, further **being part of** Muskingum County Auditor's **Parcel Numbers 40-20-09-21-000 and 40-20-09-22-000**, and more particularly described as follows;

- Commencing at an iron pin (found capped McPeck) at the common corner for Sections 4, 5, 8, and 9 of said Meigs Township and said Township and Range;
- TIE- THENCE South 86 degrees 52 minutes 13 seconds East 116.73 feet** along the common line for Sections 4 and 9 and through said Ohio Franklin Realty, LLC property to an unmarked point in the centerline of Sugargrove Road (County Road 97) being the place of beginning for the property herein intended to be described, further being a corner of the David H Clawson property recorded in Official Record Volume 2899, Page 692;
- #1- THENCE South 86 degrees 52 minutes 13 seconds East 281.00 feet** leaving said road, continuing along said Section line, and common line for said Ohio Franklin Realty, LLC and Clawson properties to an iron pin (set), passing an iron pin (found capped McPeck) at 28.53 feet;
- #2- THENCE South 03 degrees 07 minutes 47 seconds West 135.00 feet** into Section 9 and through said Ohio Franklin Realty, LLC property to an iron pin (set);
- #3- THENCE North 86 degrees 52 minutes 13 seconds West 341.81 feet** continuing through said property to an unmarked point in the centerline of High Hill Road (County Road 59), passing an iron pin (set) at 314.90 feet;
- #4- THENCE North 11 degrees 59 minutes 43 seconds East 43.25 feet** along said road and continuing through said property to an unmarked point;
- #5- THENCE North 21 degrees 24 minutes 24 seconds East 63.37 feet** continuing along said road and through said property to the unmarked intersection with Sugargrove Road;
- #6- THENCE North 50 degrees 00 minutes 28 seconds East 46.95 feet** along Sugargrove Road and continuing through said property to the place of beginning, containing 0.83 acres from Parcel Number 40-20-09-21-000 and 0.17 acres from Parcel Number 40-20-09-22-000 for a **total of 1.00 acres**, of which 0.07 acres are within the right of ways of Sugargrove Road (County Road 97) and High Hill Road (County Road 59).

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 36 inches long capped ODNR SURVEY BOUNDARY MARKER PLS 6885.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed in February 2022 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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NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: 3/7/2022

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APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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