

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

Being part of Sections 16, and 17, 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, and 40-50-16-01-000**, (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;

DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY LLC JOB#2368-2-3

- #11- THENCE South 01 degrees 42 minutes 02 seconds East 101.70 feet** to the unmarked intersection 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 Ohio Franklin Realty LLC property and along High Hill Road for this course 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 37.27 feet** to an unmarked point on the common line for Sections 16 and 21 further being the Northeast corner of the Matt Carpenter and Andrea Carpenter property recorded in Official Record Volume 2788, Page 313;
- #22- THENCE North 87 degrees 18 minutes 33 seconds West 365.50 feet** leaving said road and along said Section line, further being the North line of said Carpenter property to the place of beginning, containing 8.00 acres in Section 16, and 76.89 acres in Section 17 for a **total of 84.89 acres** of which 3.00 acres are within the right of ways for Oakland Church Road, Blue Rock Church Road, and High Hill Road.

ACREAGE BREAKDOWNDeed 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

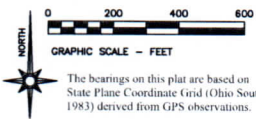
84.89 Acres Total

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 March 28, 2018 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.

Charles R. Harkness
OFFICE COPY
NOT RECORDABLE
Charles R. Harkness PLS #6885

DESCRIPTION**APPROVED****By:***Charles R. Harkness*



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
PIN (FOUND)
POINT (UNMARKED)
FENCE LINE OCCUPATION
STONE (FOUND)
PIPE (FOUND)

Part MM-144

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

NE Qtr
Sec 17

NW Qtr
Sec 16

NW Qtr
Sec 17

Sarah R Rush
OR Vol. 2418,
Page 84.

Sarah R Rush & Laura Rush & Nancy Funk
OR Vol. 2418, Page 90.

W Half
SE Qtr
Sec 17

SW Qtr
Sec 17

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

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

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.

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.

Total 84.89 Acres

Theresa Mell Erickson
OR Vol. 2439, Page 798.

NE Qtr
NE Qtr
Sec 20

DESCRIPTION
APPROVED
By: *[Signature]*

W Half
NE Qtr
Sec 20

NW Qtr
Sec 21

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

Being part of Sections 16, and 17, 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, and 40-50-16-01-000,
(said parcel is further part of the Deed Designation
Parcels MM-129, MM-138, MM-139, and MM-144):

ACREAGE BREAKDOWN

- 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

84.89 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 3.00 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.

Charles R. Harkness PLS #6885



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

NE Qtr SE Qtr Sec 20

High Hill Road (CR 59)

SW Qtr Sec 21

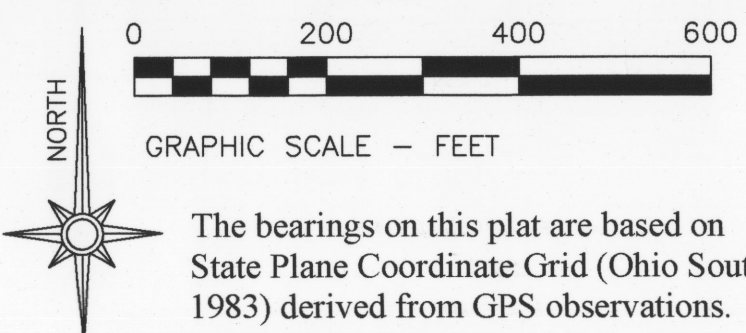
SURVEY FOR:
Ohio Franklin
Realty LLC

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

Surveyed: 3/28/2018 Drawn: 12/3/2018

JOB NUMBER
Job#2368-2

DRAWING / SHEET #
Plat #03



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C.R. HARKNESS PLS #6885)
● PIN (FOUND)
△ POINT (UNMARKED)
— FENCE LINE OCCUPATION
□ STONE (FOUND)
○ PIPE (FOUND)

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

NW Qtr
Sec 17

NE Qtr
Sec 17

NW Qtr
Sec 16

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

Sarah R Rush
OR Vol. 2418,
Page 84.

Blue Rock Church Road

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

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

Sarah R Rush & Laura Rush & Nancy Funk
OR Vol. 2418, Page 90.

Oakland Church Road

SW Qtr
Sec 17

W Half
SE Qtr
Sec 17

E Half
SE Qtr
Sec 17

SW Qtr
Sec 16

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.

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.

Total 84.89 Acres

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& Janet L McCreedy
OR Vol. 2319, Page 427.

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Theresa Mell Erickson
OR Vol. 2439, Page 798.

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NE Qtr
Sec 20

W Half
NE Qtr
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NW Qtr
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84.89 Acres

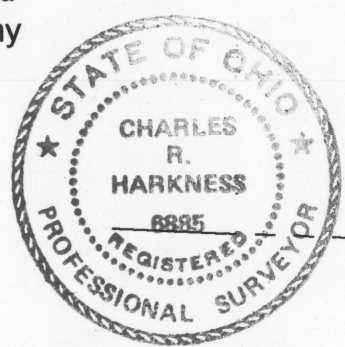
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OFFICE COPY
Charles R. Harkness PLS #6885

DESCRIPTION
APPROVED
By: [Signature]



Matt Carpenter & Andrea Carpenter
DB Vol. 1160, Page 513.

SE Qtr
NE Qtr
Sec 20

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

High Hill Road (CR 59)

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

NE Qtr SE Qtr Sec 20

SW Qtr Sec 21

SURVEY FOR: Ohio Franklin Realty LLC		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
Surveyed: 3/28/2018	Drawn: 12/3/2018	JOB NUMBER Job#2368-2	DRAWING / SHEET # Plat #03