

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC  
JOB#2501 MEIGSVILLE RIGHT OF WAY VACATIONS OHIO FRANKLIN REALTY, LLC**

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

Being a proposed vacation of street and alley right of ways within Meigsville (Now Known as Young Hickory), recorded in Deed Book 1, Page 85, located in the West Half, Southwest Quarter, Section 27, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being all of vacated Lots 1 through 4, Lot 6, Lots 8 through 29 and portions of Lots 30, 31, and 32, further **being part of** the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2594, Page 344**, further **being part of** Muskingum County **Auditor's Parcel Number 40-80-27-02-000** and more particularly described as follows;

- Beginning at the unmarked Northeast corner of vacated Lot 1, further being the intersection of right of ways for Big Muskie Drive (State Route 284) and Young Hickory Road (County Road 223);
- #1- **THENCE South 04 degrees 03 minutes 40 seconds East 108.25 feet** along the West right of way for Big Muskie Drive to an iron pin (set) in the centerline of an alley located between Lot 5 and Vacated Lot 3;
  - #2- **THENCE South 85 degrees 56 minutes 20 seconds West 140.25 feet** leaving Big Muskie Drive and along the centerline of said alley to an iron pin (set) at the intersection with an alley located between Lots 5 and 7 and Vacated Lots 6 and 8;
  - #3- **THENCE South 04 degrees 03 minutes 40 seconds East 133.25 feet** along said second alley to an iron pin (set) in the intersection of said Second alley and a street located between Lot 7 and Vacated Lot 9;
  - #4- **THENCE North 85 degrees 56 minutes 20 seconds East 140.25 feet** along the centerline of said street to an iron pin (set) on the West right of way for Big Muskie Drive;
  - #5- **THENCE South 04 degrees 03 minutes 40 seconds East 419.95 feet** along said West right of way to an unmarked point located 30 feet from the existing centerline of Big Muskie Drive (considered the existing right of way), further being on the East line of Vacated Lot 21;
  - #6- **THENCE with a curve to the left having, a chord bearing South 14 degrees 59 minutes 58 seconds East 200.83 feet, a radius of 1061.00 feet, and arc length of 201.13 feet**, along said right of way to an unmarked point on the common line for the East and West Halves of the Southwest Quarter of Section 27, and East line of Meigsville;
  - #7- **THENCE South 02 degrees 12 minutes 52 seconds West 131.81 feet** leaving said right of way and along said Half Quarter Section line and East line of Meigsville to an aluminum monument (set) on the common line for the Ohio Franklin Realty, LLC property recorded in Official Record Volume 2594, Page 344 and for the Ronald R Kirkbride and Clarence Kirkbride Jr. property recorded in Official Record Volume 1557, Page 614;
  - #8- **THENCE North 87 degrees 38 minutes 48 seconds West 356.43 feet** along said properties and crossing Meigsville to an unmarked point on the West line of Meigsville and platted street within Meigsville;
  - #9- **THENCE North 04 degrees 03 minutes 40 seconds West 949.82 feet** along the West line of Meigsville and Street, and through said Ohio Franklin Realty, LLC property to an unmarked point on the South line of a platted street now occupied by said Young Hickory Road;
  - #10- **THENCE North 85 degrees 56 minutes 20 seconds East 330.50 feet**, continuing through said Ohio Franklin Realty, LLC property, along the South line of said platted street, and North lines of Vacated Lots 1, 2, and 4 to the place of beginning **containing 7.08 acres**, of which 2.81 acres to be vacated are within the right of ways of platted streets and alleys of Meigsville.

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Aluminum monuments (set) are 2 inch tubed break-off capped (ODNR Property Marker). 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 on March 8, 2019 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 RECORDED**  
Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: PL 4/30/19