



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: Parcel 9 51.377 Acres**

Situated in the Township of Rich Hill, Part of Section 23 and Part of Section 24, T-13 N, R-11 W, Congress Lands East of the Scioto River, County of Muskingum, and State of Ohio;

Also being part of the lands of Blessing Acre Farms, LLC in O.R. Vol. 3164 Page 659, (PART of PPN 53-60-23-05-000, 12.290 acres), (PART of PPN 53-60-24-01-001, 39.087 acres).

Commencing at a 5/8 inch rebar found capped "Harkness" marking the northwest corner of section 24, thence **S 03 degrees 50'40" W a distance of 39.40 feet** along the section line and the west line of Ohio Franklin Realty, LLC (O.R. Vol. 2594 Page 344) to a point in Perl Rd. (C.R. 204), thence **S 63 degrees 25'28" E a distance of 184.35 feet** along the south line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point, thence **S 62 degrees 17'28" E a distance of 243.11 feet** along the south line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point, thence **with a curve turning to the right with a delta angle of 23 degrees 14'20", with an arc length of 133.85 feet, with a radius of 330.00 feet, with a chord bearing of S 50 degrees 40'20" E, with a chord length of 132.93 feet** along the south line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point, thence **S 39 degrees 03'16" E a distance of 32.32 feet** along the west line of said Ohio Franklin Realty, LLC and along the centerline of Watson Rd. (T.R. 206) witnessed by an iron pin set S 47 degrees 41'14" W a distance of 17.75 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following FOURTEEN (14) COURSES;

1. **S 39 degrees 03'16" E a distance of 137.77 feet** along the west line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point;
2. **S 37 degrees 56'40" E a distance of 156.72 feet** along the west line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point;
3. **thence with a curve turning to the right with a delta angle of 04 degrees 58'17", with an arc length of 165.17 feet, with a radius of 1903.64 feet, with a chord bearing of S 35 degrees 09'14" E, with a chord length of 165.12 feet** along the west line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point;
4. **thence with a curve turning to the right with a delta angle of 36 degrees 53'25", with an arc length of 263.88 feet, with a radius of 409.85 feet, with a chord bearing of S 14 degrees 10'59" E, with a chord length of 259.35 feet** along the west line of said Ohio Franklin Realty, LLC and along the centerline of said road to a point;
5. **thence with a curve turning to the right with a delta angle of 11 degrees 41'21", with an arc length of 254.00 feet, with a radius of 1245.00 feet, with a**