

**DESCRIPTION OF A
8.335 ACRE TRACT
TOWNSHIP OF BRUSH CREEK
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, County of Muskingum, Township of Brush Creek, also being Part of the Northwest Quarter of Section No. 6, Township 10 North, Range 13 West of the Congress Lands East of the Scioto River, also being a RESURVEY of ALL of the Michael Eric McInerney property Recorded in Official Record Book 2790, Page 823, Recorder's Office, Muskingum County, Ohio and further being ALL of Parcel No. 08-65-06-16-000, Auditor's Office, Muskingum County, Ohio and being more Particularly Bounded and Described as Follows:

Commencing for Reference at a 5/8" Iron Pin w/ a Yellow ID Cap Stamped "GRAVES 5792" (Found), said Iron Pin (Found) being the Northwest Corner of the Northwest Quarter of Section No. 6;

Thence **SOUTH 03°35'01" WEST** a Distance of **253.05 FT** along the Westerly Line of Brush Creek Township, along the Easterly Line of Clay Township to a 5/8" Iron Pin w/ a Pink ID Cap Stamped "HARKNESS 6885" (Found), said Iron Pin (Found) being the Northwestern Corner of the Michael Eric McInerney property, said Iron Pin (Found) also being the Southwesterly Corner of the Anthony Hugill property Recorded in Official Record Book 2796, Page 358, Recorder's Office, Muskingum County, Ohio, said Iron Pin (Found) also being on the Easterly Line of the David Lee Fisher and Mandy Jo Fisher property Recorded in Official Record Book 1532, Page 47, Recorder's Office, Muskingum County, Ohio, said Iron Pin (Found) also being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **SOUTH 42°38'51" EAST** a Distance of **150.12 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 1/2" Iron Pin (Found);

Thence **SOUTH 30°46'59" EAST** a Distance of **167.26 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 1/2" Iron Pin (Found);

Thence **SOUTH 40°58'50" EAST** a Distance of **81.70 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 1/2" Iron Pin (Found);

Thence **SOUTH 45°05'29" EAST** a Distance of **149.99 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 1" x 0.5" Steel Rod (Found);

Thence **SOUTH 58°02'02" EAST** a Distance of **113.68 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 3/4" Solid Iron Pin (Found);

Thence **SOUTH 63°54'55" EAST** a Distance of **119.30 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 5/8" Iron Pin w/ a Pink ID Cap Stamped "HARKNESS 6885" (Found), SAID Iron Pin (Found) being the Northeasterly Corner of the said McInerney property;

Thence **SOUTH 10°37'25" WEST** a Distance of **159.61 FT** along the Easterly Line of the said McInerney property, along the Westerly Line of the said Hugill property to a 3/4" Square Top Bolt (Found);

Thence **SOUTH 69°20'24" EAST** a Distance of **40.21 FT** along the Northerly Line of the said McInerney property, along the Southerly Line of the said Hugill property to a 5/8" Iron Pin (Found);

Thence **SOUTH 21°45'44" WEST** a Distance of **277.34 FT** along the Easterly Line of the said McInerney property, along the Westerly Line of the said Hugill property to a 5/8" Iron Pin (Found), said Iron Pin (Found) being the Southeasterly Corner of the said McInerney property, said Iron Pin (Found) also being on the Northerly Line of the Marci S. Jones property

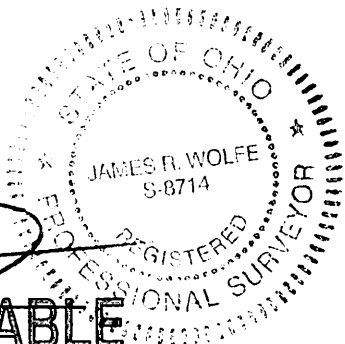
Recorded in Official Record Book 2254, Page 848, Recorder's Office, Muskingum County, Ohio;

Thence **NORTH 86°06'57" WEST** a Distance of **515.38 FT** along the Southerly Line of the said McInerney property, along the Northerly Line of the Said Jones property, passing an Iron Pin (Set) at 179.59 FT to an Iron Pin (Set), said Iron Pin (Set) being the Southwesterly Corner of the said McInerney property, said Iron Pin (Set) also being the Northwesterly Corner of the said Jones property, said Iron Pin (Set) also being on the Easterly Line of the said Fisher property, said Iron Pin (Set) also being on the Westerly Line of Brush Creek Township and the Easterly Line of Clay Township, said Iron Pin (Set) is reference by a 5/8" Iron Pin (Found) that bears **NORTH 86°06'57" WEST** a Distance of 3.43 FT;

Thence **NORTH 03°35'01" EAST** a Distance of **929.87 FT** along the Westerly Line of the said McInerney property, along the Easterly Line of the said Fisher property, along the Westerly Line of Brush Creek Township, along the Easterly Line of Clay Township, passing an Iron Pin (Set) at 185.69 FT to the **TRUE PLACE OF BEGINNING** containing **8.335 ACRES** more or less, subject to all easements, restrictions, and rights-of-way or record.

The bearings described herein are based on Grid North, Ohio State Plane Coordinates, Ohio South Zone, NAD83(2011) as based upon geodetic observations using the Ohio VRS network on the custom ODOT Low Distortion System – Muskingum County and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in November 2025 and also from deeds and plats of record, Recorder's Office, Muskingum County, Ohio.


OFFICE COPY
NOT RECORDABLE
James R. Wolfe

November 19 2025
Date

Ohio Registered Surveyor No. 8714

DESCRIPTION
APPROVED
By: D.A. Barnhard
4-14-2026

EXHIBIT OF A 8.335 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 6, TOWNSHIP 10 NORTH, RANGE 13 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING A RESURVEY OF ALL OF THE MICHAEL ERIC MCINERNEY PROPERTY RECORDED IN OFFICIAL RECORD BOOK 2790, PAGE 823, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO AND FURTHER BEING ALL OF PARCEL NO. 08-65-06-16-000, AUDITOR'S OFFICE, MUSKINGUM COUNTY, OHIO

LEGEND

- IRON PIN FOUND AS NOTED
- 5/8" REBAR SET (30" IN LENGTH)
- PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"

SURVEYOR'S NOTES AND REFERENCES:

1. DEED REFERENCE SHOWN HEREON
2. MUSKINGUM COUNTY TAX MAPS
3. VARIOUS SURVEY RECORDS IN THE MUSKINGUM COUNTY ENGINEER'S OFFICE PERFORMED IN BRUSH CREEK TOWNSHIP SECTION NO 6: SURVEYS PERFORMED BY CHARLIE HARKNESS - PLS# 6885 - 2/27/2025 SURVEY PERFORMED BY R.L. DANIELS - PLS# 5410 - 2/20/2001
4. THIS PLAT WAS PREPARED BY WOLFE LAND SURVEYING, LLC IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS INTENDED TO BE USED FOR LEGAL TRANSFER OF THE PARCEL SURVEYED AND DOES NOT SHOW ANY APPARENT EASEMENTS, NOR EASEMENTS OF RECORD, UNLESS OTHERWISE INDICATED.
5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

ANTHONY HUGILL
OR BK 2796, PG 358
08-65-06-15-000

DAVID LEE FISHER &
MANDY JO FISHER
OR BK 1532, PG 47
13-50-01-02-000

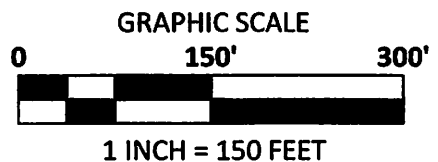
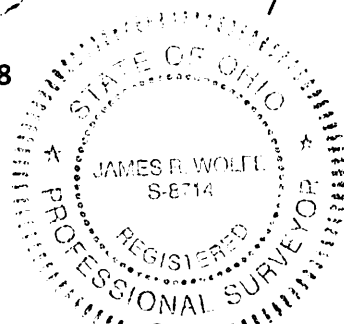
MICHAEL ERIC MCINERNEY
OR BK 2790, PG 823
08-65-06-16-000

ANTHONY HUGILL
OR BK 2796, PG 358
08-65-06-15-000

MARCI S JONES
OR BK 2254, PG 848
08-65-06-15-002

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
4-19-2026



BASIS OF BEARING:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK ON THE CUSTOM ODOT LOW DISTORTION SYSTEM - MUSKINGUM COUNTY AND ARE USED TO DENOTE ANGLES ONLY

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN NOVEMBER 2025 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

jamesrwolfe@hotmail.com

cell: 740-343-3166

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NOT RECORDABLE

11-19-2025
DATE

OHIO REGISTERED SURVEYOR No. 8714