

37.71 Acre Parcel of Charles Mitchell Property in Dresden

Situated in the State of Ohio, County of Muskingum, Township of Cass, part of Quarter Township 1, and the Town of Dresden, being part of Quarter Township 1 and Quarter Township 4, Township 3, Range 8, United States Military Lands, and being all of the lands presently owned by Charles Mitchell Jr. and Carol J. Mitchell, Revocable Trust, as per DR 671-287, DR 1106-524, and DR 1106-526, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pipe found at the southeast corner of Lot 45, of a survey by Joseph Fisher, dated August 1875, per Deed Book H, Page 270, and being the southwest corner of lands presently owned by D. K. and A. M. Thomas(OR 1154-28);

Thence along the south line of said Thomas lands, South 86 degrees 23 minutes 14 seconds East 55.58 feet to an iron pin found on the northwest corner of lands presently owned by Martin Farms Partnership(OR 1601-78);

Thence along said partnership lands, South 22 degrees 16 minutes 38 seconds East of 216.24 feet to a point;

Thence along said partnership lands and lands presently owned by the Martin Farms Partnership(OR 1161-392) and McCoy Plaza Partnership(DR 1084-377), South 23 degrees 41 minutes 43 seconds East, 516.26 feet to an iron pin found on the north line of Red Bud Road,(Twp. Rd. 80);

Thence along said north line, South 71 degrees 52 minutes 53 seconds West, 50.24 feet to an iron pin found on the southeast corner of lands presently owned by Advanced Procedures Inc.(OR 1125-89);

Thence along the east line of said Procedures lands and the east line of lands presently owned by Adam M. Cameron(OR 1715-649) North 23 degrees 41 minutes 43 seconds West for a distance of 511.99 feet to a pipe found on the northeast corner of said Cameron lands;

Thence along said Cameron lands the following four courses:

- 1.) South 57 degrees 49 minutes 08 seconds West, 271.53 feet to a pipe found;
- 2.) South 52 degrees 44 minutes 09 seconds West, 163.48 feet to a pipe found;
- 3.) South 52 degrees 37 minutes 49 seconds West, 113.99 feet to a pipe found;
- 4.) South 15 degrees 31 minutes 07 seconds East, 118.28 feet to a point in the centerline of Red Bud Road(Twp. Rd. 80), passing a pipe found at 96.65 feet;

Thence along the centerline of said road the following fourteen courses:

- 1.) Along a curve to the left having a radius of 179.05 feet and an arc length of 65.40 feet, being subtended by a chord of North 88 degrees 42 minutes 30 seconds West, 65.03 feet to a point;
- 2.) South 80 degrees 49 minutes 42 seconds West, 242.19 feet to a point;
- 3.) South 72 degrees 36 minutes 49 seconds West, 170.10 feet to a point;
- 4.) Along a curve to the right having a radius of 260.43 feet and an arc length of 111.06 feet, being subtended by a chord of South 84 degrees 49 minutes 50 seconds West, 110.22 feet to a point;
- 5.) North 82 degrees 57 minutes 08 seconds West, 1.29 feet to a point;
- 6.) Along a curve to the right having a radius of 279.49 feet and an arc length of 114.44 feet, being subtended by a chord of North 71 degrees 13 minutes 18 seconds West, 113.64 feet to a point;