

10-30-51-42-003

REDBUD FARM LLC.

To

Chad E. and Jessica A. Bowers 12.321 ac.

All Parcel 10-30-51-42-003 0.575 ac. O.R. 2549, Pg. 144

Part Parcel 10-30-51-42-000 11.746 ac. O.R. 2550, Pg. 114

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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

Being a part of Lot 14, Quarter Township 3, Township 3, Range 8 of the United States Military Lands and part of property owned by REDBUD FARM LLC. in Official Record 2549, Page 144, third parcel and Official Record 2550, Page 114 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pin found at the northwest corner of said Lot 14; thence **S 88°43'25"E** (the base of bearings is State Plane Grid from a solar observation) along the north line of Lot 14 a distance of **383.70** feet to a point in the center of Redbud Road at the **True Place of Beginning** and passing through an iron pin found at **369.70** feet; thence **S 87°55'30"E** along the north line of the grantor property and along the south line of property owned by Stephen Edwin Dawson (O.R. 2554, Pg. 195) a distance of **933.31** feet to an iron pin found; thence **S 88°33'52"E** along the north line of said grantor and the south line of property owned by Jean D. Jackson (Vol. 819, Pg. 145) a distance of **654.99** feet to an iron pin set; thence through the land of the grantor herein REDBUD FARM LLC. **S 1°22'08"W 429.76** feet to an iron set; thence **N 88°33'52"W 1016.29** feet to an iron pin found; thence **N 1°02'15"E** along the east line of parcel two of the grantors property O.R. 2549, Pg. 144 a distance of **257.80** feet to an iron pin found; thence **N 88°57'45"W** along the north line of said parcel two a distance of **511.74** feet to a point in the center of Redbud Road and passing through an iron pin found at **270.88** feet and through an iron pin found at **486.74** feet; thence **N 21°10'14"W** along said road and along the east line of property owned by Robert and Suzanne Gale (O.R. 2654, Pg. 837) a distance of **103.32** feet to a point; thence **N 10°32'45"W** along the of said road and the east line of said Gale property **92.57** feet to the **True Place of Beginning** containing **12.321** acres. **0.575** of an acre is all of parcel **10-30-51-42-003** (O.R. 2549, Pg. 144) third parcel.

11.746 acres is part of Parcel **10-30-51-42-000** (O.R. 2550, Pg. 114).

Subject to all legal right of ways and easements of record.

Base of bearings is State Plane Grid from a Solar Observation.

Iron pins set are 5/8"x30" rebar capped Graves No. 5792.

This Description was written April 20, 2019 from a field survey made by Richard Max Graves
Registered Surveyor No. 5792.

OFFICE COPY
Richard Max Graves
NOT RECORDABLE



DESCRIPTION
APPROVED

By: *[Signature]*