

Description 22.885 acre parcel

Situated in the State of Ohio, County of Muskingum, Township of Cass, T-3 N, R-8 W, U.S.M.L., Third Quarter, part of Lot 22, also known as part of the lands conveyed unto Avery Holdings, LLC in Official Record vol. 3116 page 438, PN 10-30-71-10-000 (part).

Described as follows:

Commencing at a 5/8 inch rebar found on the Muskingum Township line marking the southeast corner of Lot 22, thence N 02 degrees 07' 03" E 702.36 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 73 degrees 57' 48" W 1365.23 feet through the lands of said Avery Holdings, LLC to an iron pin set on Ann Marie Marshall, Michael John Marshall, and James Leon Marshall's (O.R. 1664 page 448) east line and in Frazeyburg Road (S.R. 60);
- 2) N 28 degrees 38' 48" E 321.08 feet along said Marshall's east line and along Frazeyburg Road (S.R. 60) to a 5/8 inch rebar found;
- 3) Along a curve to the right having a delta angle of 40 degrees 56' 29", R – 440.73 feet, T – 164.53 feet, Ch. Brg. – N 49 degrees 07' 02" E, Ch. – 308.27 feet along said Marshall's east line and along John D. Lyons' (O.R. 2606 page 538) east line and along Frazeyburg Road (S.R. 60) an arc distance of 314.93 feet to a 5/8 inch rebar found;
- 4) N 69 degrees 35' 19" E 780.07 feet along said Lyons' south line and along Frazeyburg Road (S.R. 60) to a point;
- 5) Along a curve to the right having a delta angle of 05 degrees 21' 09", R – 2684.79 feet, T – 125.50 feet, Ch. Brg. – N 72 degrees 12' 38" E, Ch. – 250.72 feet along said Lyons' south line and along Frazeyburg Road (S.R. 60) an arc distance of 250.81 feet to a point on the lot line, witnessed by a 5/8 inch rebar found S 02 degrees 07' 03" W 48.57 feet;
- 6) S 02 degrees 07' 03" W 1210.18 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 22.885 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, South Zone, N.A.D. 83, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.  
January 31, 2023

Donald C. Baker P.S. 6938



DESCRIPTION

APPROVED

By: *[Signature]* 10/17/2024