

Description 31.684 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:

Beginning at a 5/8 inch rebar found on the Muskingum Township line marking the southeast corner of Lot 22 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 87 degrees 47' 07" W 1652.08 feet along the Muskingum Township line and along the lot line to a 5/8 inch rebar found in Frazeyburg Road (S.R. 60), witnessed by a concrete monument found S 87 degrees 47' 07" E 132.85 feet;
- 2) N 04 degrees 04' 30" W 159.84 feet along Kenneth Untied and Derilyn Untied's (O.R. 946 page 26) east line and along Frazeyburg Road (S.R. 60) to a point, witnessed by a 5/8 inch rebar found S 13 degrees 31' 23" W 1.55 feet;
- 3) Along a curve to the right having a delta angle of 33 degrees 03' 00", R – 498.22 feet, T – 147.82 feet, Ch. Brg. – N 12 degrees 12' 09" E, Ch. – 283.42 feet along said Untied's east line and along Derk E. Cullins and Brandi J. Miller's (O.R. 1584 page 116) east line and along Ann Marie Marshall, Michael John Marshall, and James Leon Marshall's (O.R. 1664 page 448) east line and along Frazeyburg Road (S.R. 60) an arc distance of 287.39 feet to a 5/8 inch rebar found;
- 4) N 28 degrees 38' 48" E 659.45 feet along said Marshall's east line and along Frazeyburg Road (S.R. 60) to an iron pin set;
- 5) S 73 degrees 57' 48" E 1365.23 feet through the lands of said Avery Holdings, LLC to an iron pin set on the lot line;
- 6) S 02 degrees 07' 03" W 702.36 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 31.684 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

**OFFICE COPY  
NOT RECORDABLE**

Donald C. Baker

P.S. 6938



DESCRIPTION  
APPROVED

By: [Signature] 10/17/2024