

May 10, 2023

DESCRIPTION OF A 0.345 ACRE TRACT OF LAND ON THE EAST SIDE OF FRIENDSHIP DRIVE (STATE ROUTE 83) AND NORTH OF NORFIELD ROAD, TOWNSHIP OF HIGHLAND, COUNTY OF MUSKINGUM, STATE OF OHIO

BEING ALL OF MUSKINGUM COUNTY PARCEL NO. 23-60-12-03-000

Situated in the State of Ohio, County of Muskingum, Township of Highland, and being a part of the northwest quarter of Section 12, Township 2, Range 5, United States Military Lands, and being all of that 0.345 acre tract of land as described in a deed to Revive Real Estate LLC, of record in Deed Book 3015, Page 640, (all references to deed books in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), said 0.345 acre tract of land more particularly described as follows:

Beginning, for reference, at a point at the northeast corner of the northwest quarter of said Section 12; thence S 05 deg. 00' 00" W, a distance of 1655.01 feet to an iron pin (found) at the northeast corner of said 0.345 acre tract, the southeast corner of that 1.895 acre tract of land as described in a deed to Barbara J. Mock, of record in Deed Book 2993, Page 242, and being in the westerly line of that 60.760 acre tract of land as described in a deed to Kevin C. Jones and Linda Lee Jones, of record in Deed Book 969, Page 316, said iron pin (found) being the true point of beginning for the tract herein described:

Thence, from said true point of beginning, S 05 deg. 00' 00" W, with the easterly line of said 0.345 acre tract, a westerly line of said 60.760 acre tract, a distance of 99.50 feet to an iron pin (found) at the southeasterly corner of said 0.345 acre tract, the northeasterly corner of that tract of land as described in a deed to Matthew D. Allred and Kourtney N. Allred, of record in Deed Book 2495, Page 401;

Thence, N 85 deg. 00' 00" W, with the southerly line of said 0.345 acre tract, the northerly line of said Allred tract, a distance of 156.46 feet to a point in the centerline of Friendship Drive (State Route 83), the southwesterly corner of said 0.345 acre tract, the northeasterly corner of said Allred tract, passing an iron pin (found) at a distance of 126.46 feet;

Thence N 11 deg. 00' 04" E, with the westerly line of said 0.345 acre tract, the centerline of said Friendship Drive (State Route 83), a distance of 100.05 feet to a point at the northwesterly corner of said 0.345 acre tract, the southwesterly corner of said 1.895 acre tract;

Thence S 85 deg. 00' 00" E, with the northerly line of said 0.345 acre tract, the southerly line of said 1.895 acre tract, a distance of 146.00 feet to the point of beginning, passing an iron pin (found) at a distance of 27.24 feet and containing 0.345 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

All bearings are based upon the east line of the northwest quarter of Section 12 being S 05 deg. 00' 00" W and are used to denote angles only.

All rebar denoted as set are 5/8" x 30" and capped with a red plastic cap stamped "COMPASS S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

The foregoing description was prepared from existing deed and survey information and an actual field survey of the premises in January of 2023 by COMPASS SURVEYING SOLUTIONS.

05/10/2023

OFFICE COPY
NOT RECORDABLE

By

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272



DESCRIPTION

APPROVED

By: *[Signature]* 5/10/2023