

Description 27.300 acre parcel

Situated in the State of Ohio, County of Muskingum, Township of Highland, T-2 N, R-5 W, U.S.M.L., southwest quarter of Section 12, also known as part of the lands conveyed unto John Flinner in Official Record vol. 3077 page 182, PN 23-60-12-09-000 (part).

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 12, thence S 01 degrees 55' 20" W 535.96 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 88 degrees 14' 58" E 1542.74 feet through the lands of said Flinner to an iron pin set;
- 2) S 65 degrees 00' 22" E 275.11 feet through the lands of said Flinner to a mag nail set in the center of Friendship Drive (S.R. 83), witnessed by an iron pin set N 65 degrees 00' 22" W 24.22 feet;
- 3) S 39 degrees 57' 29" W 478.27 feet along the centerline of Friendship Drive (S.R. 83) to a mag nail set;
- 4) S 40 degrees 39' 51" W 143.78 feet along the centerline of Friendship Drive (S.R. 83) to a mag nail set;
- 5) S 42 degrees 00' 53" W 270.97 feet along the centerline of Friendship Drive (S.R. 83) to a mag nail set, witnessed by a 5/8 inch rebar found N 87 degrees 38' 31" W 30.00 feet;
- 6) N 87 degrees 38' 31" W 999.75 feet along Harper D. Ross and Donna J. Ross, Trustees of the Ross Family Revocable Living Trust's (O.R. 1847 page 136) north line to a 5/8 inch rebar found;
- 7) N 22 degrees 52' 08" W 236.79 feet along said Ross Family Revocable Living Trust's east line to a 5/8 inch rebar found;
- 8) N 87 degrees 39' 25" W 137.66 feet along said Ross Family Revocable Living Trust's north line to an iron pin set on the section line;
- 9) N 01 degrees 55' 20" E 575.74 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 27.300 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 Surveying LLC".

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.

May 19, 2022

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NOT RECORDABLE**
Donald C. Baker P.S. 6938

DESCRIPTION
APPROVED

By: *R. M. Johnson*

