

LEGAL DESCRIPTION

For: Capital Growth Buchalter
Re: Consolidated Lot, 2.974 Acres Total
Date: March 02, 2023

Situated in the Township of Licking, County of Muskingum, and State of Ohio, being a part of Quarter Township 4, Township 2, Range 9, in the United States Military Lands and being all of the lands conveyed to Richard Kennedy in Deed Book 2844, Page 783 of the Muskingum County Deed Records (APN: 35-46-01-04-000, 35-46-01-04-011, 35-46-01-04-012), and being more particularly described as follows:

Beginning at an 5/8" Iron Pin found at the southeast corner of Licking Township, thence North 02° 25' 41" East, a distance of 3659.13 feet to a Mag Nail set at the centerline of Newark Road (State Route 146, a variable width public right-of-way), and passing a 1" Capped Iron Pipe found at 3614.03 feet, thence along said centerline North 55° 30' 06" West, a distance of 1354.34 feet to a Mag Nail set, said Mag Nail being the True Place of Beginning for the parcel herein described;

Thence continuing along said centerline North 55° 30' 06" West, a distance of 419.36 feet to a Mag Nail set;

Thence leaving said centerline and along the southeasterly line of lands now or formerly of Donald S. Sensibaugh and Travis W. Sterling (APN:35-46-01-04-004) as recorded in Deed Book 1865, Page 44 of the Muskingum County Deed Records, North 34° 26' 39" East, a distance of 308.28 feet to a 5/8" Iron Pin Capped "Graves 5792" found, and passing a 5/8" Iron Pin Capped "Musk Cty Swerz 8052" on the northeasterly right-of-way of Newark Road at 29.97 feet;

Thence along the southwesterly line of lands now or formerly of Anthony A. Kirkbride (APN:35-46-01-87-000) as recorded in Deed Book 2582, Page 389 of the Muskingum County Deed Records, and lands now or formerly of Lynda K. Hartmeyer (APN:35-46-01-86-000) as recorded in Deed Book 1023, Page 209 of the Muskingum County Deed Records, South 55° 46' 48" East, a distance of 182.81 feet to a 1" Iron Pipe found, and passing a 5/8" Iron Pin Capped "Graves 5792" found at 141.03 feet;

Thence along the southwesterly line of lands now or formerly of Jeffery D. Yingling and Megan D. Holbert (APN:35-46-01-85-000) as recorded in Deed Book 2909, Page 234 of the Muskingum County Deed Records, and lands now or formerly of Robert L. Crawmer (APN: 36-46-01-84-000) as recorded in Deed Book 3038, Page 122 of the Muskingum County Deed Records, and lands now or formerly of Michael T. and Linda A. Mitchell (APN:35-46-01-83-000) as recorded in Deed Book 930, Page 343 of the Muskingum County Deed Records, South 55° 43' 59" East, a distance of 235.55 feet to a Pin set, and passing over a 1" Iron Pipe found at 200.20 feet;

Thence along the northwesterly line of lands now or formerly of All American Tree Service LLC (APN:35-46-01-04-006) as recorded in Deed Book 2718, Page 356 of the Muskingum County Deed Records, South 34° 15' 38" West, a distance of 310.12 feet to a Mag Nail set, said Mag Nail being the True Place of Beginning, and passing over a 5/8" Iron Pin Capped "Graves 5792" found at 280.12 feet at the northeasterly right-of-way of Newark Road.