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Happy Valley Pickrell Farms, LLC
OR 2844-599
Part of: 44-02-03-07-000
+/- 64.631 Ac.
Tract One

Situated in the State of Ohio, County of Muskingum, Township of Muskingum and being part of the Fractional Section 3, Township 2 North, Range 8 West, United States Military Lands, also being part of the lands now owned by Happy Valley Pickrell Farms, LLC as recorded in OR 2844-599 of the Muskingum County Recorder's Office more fully described as follows.

Beginning for reference an iron pin found (graves) at the northeast corner of the south half of said fractional section, thence with the half section line, N 87°57'28" W a distance of 560.59 feet to an iron pin set, the principal place of beginning;

thence leaving said half section line and going through said Happy Valley Pickrell Farms, LLC's lands the following eight (8) courses:

1. S 02°10'49" W a distance of 1696.73 feet to a point, passing an iron pin set at 1691.73 feet;
2. S 24°39'47" W a distance of 427.21 feet to an iron pin found (graves), passing an iron pin set at 5.00 feet;
3. N 82°58'36" W a distance of 201.97 feet to an iron pin found (graves);
4. S 02°56'44" W a distance of 100.14 feet to an iron pin found (graves);
5. S 21°47'37" W a distance of 172.25 feet to an iron pin found (graves);
6. S 87°13'24" E a distance of 23.50 feet to an iron pin found (graves);
7. S 02°56'52" W a distance of 234.30 feet to a point on the south line of said fractional section, being in the road bed of New Riley Road (TR-152), passing an iron pin found (graves) at 208.74 feet;

thence with the south line of said fractional section, N 87°51'32" W a distance of 293.80 feet to a point at the southeast corner of the lands now owned by James R. Helt & Marlene C. Helt (OR 2881-333);

thence with the common line of said Helt/Happy Valley Pickrell Farms, LLC's lands the following three (3) courses:

1. N 01°57'41" E a distance of 863.60 feet to an iron pin found (5/8"), passing an iron pin found (graves) at 27.06 feet;
2. N 88°11'34" W a distance of 728.51 feet to an iron pin set;
3. N 02°23'26" E a distance of 1709.26 feet to an iron pin found (graves) on the half section line of said fractional section, being the southwest corner of the lands now owned by Richard E. Collins (OR 2147-383);

thence with said half section line, S 87°57'28" E a distance of 1422.73 feet the principal place of beginning, containing a total of 64.631 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 64.631 acre parcel is based on a field survey made by McPeek Land Surveying on November 16th, 2023.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Date

11/28/23

DESCRIPTION

APPROVED

By: DMO 11-30-2023