

Douglas Bryan & Torri A. Smith
2.065 ac. Part of Parcel 47-04-12-16-000
7255 Bagley Rd. Newton Twp.

Situated in the State of Ohio, County of Muskingum, Township of Newton:
Being a part of the Northeast Quarter of Section 12, Township 17, Range 15 of the Congress Lands East of The Scioto River and part of Land owned by Douglas Bryan and Torri A. Smith in Official Record Book 2836, Page 912 and Part of Auditors Parcel No. **47-04-12-16-000** in said Muskingum County bounded and described as follows:

Commencing at an iron pin found at the center of section 12, thence **S 86°46'07"E** (The base of bearings is Grid from NAD 83 South State Plane Coordinate System) along the half section line **1312.56** feet to an iron pin found at the southwest corner of the grantors property; thence **N 3°01'59"E** along the grantors west line **129.78** feet to the center of Bagley Road at **The True Place of Beginning** and passing through an iron pin found at **104.81** feet; thence continuing **N 3°01'59"E** along the grantors west line and the east line of property owned by Eclipse Resource Ohio, LLC (Vol. 1070, Pg. 343) a distance of **80.22** feet to an iron pin set and passing through an iron pin set at **26.07** feet; thence **S 86°46'07"E** and through the grantors property **410.00** feet to an iron pin set and passing through an iron pin set at **305.66** feet; thence **S 31°23'32"E 229.82** feet to an iron pin set on the northerly side of said Bagley Road; thence **S 3°13'53"W 20.87** feet to a point in Bagley Road on the aforesaid half section line; thence **N 86°46'07"W** along said half section line , the north line of property owned by Roger Roberts (OR 2218, Pg. 26) a distance of **330.95** feet to a point, said point bears **S 47°42'07"W 31.64** feet from an iron pin set; thence along the center of said Bagley Road and through the grantors land the following 4 courses and distances:

- 1-N 69°14'28"W 60.12** feet to a point
- 2-N 56°34'35"W 51.87** feet to a point
- 3- N 49°09'41"W 48.15** feet to a point
- 4- N 47°37'38"W 89.03** feet to The True Place of Beginning containing **2.065** acres.

Part of Auditors Parcel No. **47-04-12-16-000**.

Subject to all Legal Right of Ways and Easements on Record.

Base of Bearings is Grid NAD-83 South Ohio State Plane Coordinate System.

Iron Pins Set are 5/8" rebar capped Graves No. 5792.

This description was written June 24, 2021 from a field survey by Richard Max Graves Registered Surveyor No. 5792.

OFFICE COPY
Richard Max Graves
NOT RECORDABLE



**DESCRIPTION
APPROVED**

By: *[Signature]*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

5/3/21
DATE