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94 CANYON VILLA DRIVE
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August 5, 2023

Job No. 23-7807

Surveyor's Description: ~ **Part of Parcel No 47-94-26-02-000 ~ 28.670 ACRES**
 Part of Parcel No 47-94-26-01-000 ~ 16.998 ACRES
 All of Parcel No 47-94-26-20-000 ~ 5.541 ACRES
TRACT B – 51.209 Acres in all

The parcel herein described is known as being part of the same lands conveyed to **Stephen F. Carr, Timothy A. Carr, Julie B. Calhoun, nka Julie B. Kelley and David L. Carr** as described in Deed Book 2647 Page 678 and is situated in and part of the Northeast Quarter of Section 26 in Newton Township, Township 15 North in Range 14 West in the Congress Lands East of the Scioto River in Muskingum County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the Northeast corner of Section 26;

Thence, with the north line of Section 26 and the south line of Leon & Rosemary Troyer (D.B. 2695 Pg. 257), **North 86 degrees 51 minutes 58 seconds West, 1643.76 feet** to a set 5/8" iron pin and the **True Point of Beginning** for the herein described 51.209 Acres;

Thence, leaving the said section line and on a new line through the Carr parcels, **South 2 degrees 37 minutes 37 seconds West**, passing a set 5/8" iron pin at 1752.33 feet, a total distance of **1773.74 feet** to a set 2" Magnetic Nail in the center of Baughman Run Road (County Road 32 – Assumed 40' R/W);

Thence, with the center of Baughman Run Road, the following (15) fifteen courses:

- 1.) **South 71 degrees 41 minutes 57 seconds West, 12.72 feet** to a set 2" Magnetic Nail;
- 2.) **Thence, South 67 degrees 10 minutes 50 seconds West, 111.67 feet** to a set 2" Magnetic Spike;
- 3.) **Thence, South 63 degrees 41 minutes 47 seconds West, 95.51 feet** to a set 2" Magnetic Spike;
- 4.) **Thence, South 58 degrees 56 minutes 10 seconds West, 66.59 feet** to a set 2" Magnetic Spike;
- 5.) **Thence, South 55 degrees 42 minutes 48 seconds West, 66.36 feet** to a set 2" Magnetic Spike;
- 6.) **Thence, South 44 degrees 57 minutes 41 seconds West, 95.09 feet** to a set 2" Magnetic Spike;
- 7.) **Thence, South 37 degrees 01 minutes 04 seconds West, 166.51 feet** to a set 2" Magnetic Spike;
- 8.) **Thence, South 45 degrees 23 minutes 52 seconds West, 108.19 feet** to a set 2" Magnetic Spike;
- 9.) **Thence, South 60 degrees 37 minutes 17 seconds West, 71.16 feet** to a set 2" Magnetic Spike;
- 10.) **Thence, South 74 degrees 31 minutes 33 seconds West, 48.92 feet** to a set 2" Magnetic Spike;
- 11.) **Thence, South 79 degrees 18 minutes 24 seconds West, 95.94 feet** to a set 2" Magnetic Spike;
- 12.) **Thence, South 81 degrees 50 minutes 28 seconds West, 97.10 feet** to a set 2" Magnetic Spike;
- 13.) **Thence, South 88 degrees 41 minutes 35 seconds West, 102.15 feet** to a set 2" Magnetic Spike;
- 14.) **Thence, North 80 degrees 17 minutes 06 seconds West, 65.46 feet** to a set 2" Magnetic Spike;