

Cardinal Precision Surveying, LLC

Philo, Ohio

**Description of a 1.649 Acre Parcel**

Situated in the Township of Rich Hill, County of Muskingum and State of Ohio, being part of the Northeast Quarter of Section 4, Township 13, Range 11, and being the same parcel conveyed to Clifford W. Henry in OR Bk. 2854, Pg. 361, Muskingum County Records, and being more particularly described as follows:

BEGINNING at an "EMLER 7760" capped iron pin found at the Northeast Corner of said Section 4, the same being the northwest corner of a parcel conveyed to LEPAGE FARM LTD, in OR Bk. 2680, Pg. 54 (Tract 1, Parcel 1 therein); Thence along the easterly line of said Section 4 and the westerly line of said LEPAGE parcel, South  $01^{\circ}32'49''$  West, a distance of 217.34 feet to a mag nail set in the centerline of Sunflower Road (County Road 65, Width Unknown) and the TRUE POINT OF BEGINNING of the parcel herein described;

Course No. 1; Thence continuing along the easterly line of said Section 4 and the westerly line of said LEPAGE parcel, South  $01^{\circ}32'49''$  West, a distance of 293.04 feet to a "LINN ENGINEERING" capped iron pin found at the southwest corner of said LEPAGE parcel, the same being the northerly line of Tract 1, as shown on Plat Bk. 18, Pg. 29 of said County Records and the northerly line of a parcel conveyed to Richard D. Whiting in OR Bk. 2458, Pg. 86 of said County Records;

Course No. 2; Thence along the northerly line of said Whiting parcel and the northerly line of said Tract 1, South  $73^{\circ}05'47''$  West, a distance of 205.57 feet to a railroad spike found in the centerline of Rix Mills Road (County Road 55, 40 Feet Wide), the same being the easterly line of a parcel conveyed to LEPAGE FARM LTD in OR Bk. 2680, Pg. 54 (Tract 2 therein);

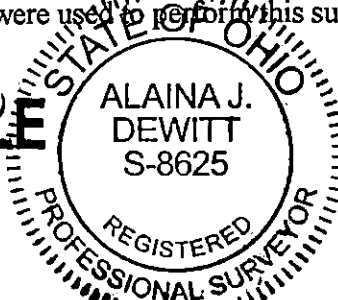
Course No. 3; Thence along the centerline of said Rix Mills Road and the easterly line of said LEPAGE parcel, North  $26^{\circ}27'30''$  West, a distance of 254.31 feet to a mag nail set in the centerline of said Sunflower Road, the same being the southwest corner of a parcel conveyed to LEPAGE FARM LTD in OR Bk. 2680, Pg. 54 (Tract 1, Parcel 3 therein);

Course No. 4; Thence along the centerline of said Sunflower Road and the southerly line of said LEPAGE parcel, North  $68^{\circ}31'48''$  East, a distance of 341.61 feet to the POINT OF BEGINNING, and containing 1.649 acres of land, more or less (All of P.N. 53-20-04-01-000) as surveyed by Alaina J. DeWitt, P.S. # S-8625 in September 2021, subject to any easements, restrictions, leases and/or right of ways of record.

Iron pins set are  $5/8" \times 30"$  rebar with caps stamped "DEWITT S-8625". Basis of bearings Grid North, per ODOT VRS observation, Ohio State Plane Coordinate System, South ZONE (3402), NAD83 (2011). Total Station and RTK were used to perform this survey. Distances are listed in ground.

Alaina J. DeWitt, P.S.  
Professional Surveyor No. S-8625

OFFICE COPY  
NOT RECORDABLE



DESCRIPTION  
APPROVED

By: *[Signature]*