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Richard M. & Edward A. Payne

OR 1840-601

All 66-33-02-02-000

+/-20.534 Acres

Situated in the State of Ohio, County of Muskingum, Township of Union and being part of the Northeast Quarter of Section 10, T1, R5, USML, and being all of the lands now owned by Richard M. & Edward A. Payne as recorded in OR 1840-601 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the southwest corner of said northeast quarter, thence with the mid-section line, N 01°47'59" E a distance of 774.82 feet to an iron pin set on the east right of way line of State Route 83, also being the southeast corner of the lands now owned by Pend II (OH-IN), LLC (OR 2529-381), the principal place of beginning;

thence with the aforesaid east line, N 01°47'59" E a distance of 916.68 feet to an iron pin found (5/8") on the southwest corner of the lands now owned by Garland Real Estate, LLC (OR 2871-903);

thence with the southern line of said Garland Real Estate, LLC's lands the following two (2) courses:

1. S 87°37'54" E a distance of 774.19 feet to an iron pin set;
2. N 31°52'03" E a distance of 386.31 feet to an iron pin found, 5/8" capped) at the northwest corner of the lands now owned by David I. Payne & Edward Payne Life Estate & Alice Payne Life Estate (OR 2962-33);

thence with the west line of said Payne Life Estate's lands, S 00°59'47" E a distance of 143.89 feet to a point in the center of Liberty Road (T-65);

thence with the center of said Liberty Road the following ten (10) courses:

1. S 01°22'00" E a distance of 100.19 feet to a point;
2. S 04°36'18" W a distance of 106.88 feet to a point;
3. S 10°34'33" W a distance of 124.05 feet to a point;
4. S 15°23'45" W a distance of 171.69 feet to a point;
5. S 18°58'38" W a distance of 113.82 feet to a point;
6. S 21°11'11" W a distance of 30.00 feet to a point;
7. S 19°31'45" W a distance of 144.99 feet to a point;
8. S 10°00'48" W a distance of 87.30 feet to a point;
9. S 01°10'20" E a distance of 88.58 feet to a point;
10. S 06°46'06" E a distance of 108.21 feet to a point at the northeast corner of the lands now owned by John A. Miller & Marita Miller (or 2643-676);

thence with the north line of said Miller's lands, S 73°21'36" W a distance of 695.66 feet to a concrete monument found on the east right of way line of said State Route 83, passing iron pins found at 20.00 feet (biedenbach) and 338.07 feet (5/8");

thence with said east right of way line the following two (2) courses:

1. N 37°57'27" W a distance of 137.79 feet to a concrete monument found;
2. N 50°38'57" W a distance of 111.22 feet to the place of beginning, containing 20.534 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 20.534 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on January 12th, 2024.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeck, PS 8517

Date

1/12/24

DESCRIPTION

APPROVED

By: D.A. Barnhard

1-22-2024