

Description of a 30.395 acre tract 1

Situated in the State of Ohio, Muskingum County, Union Township, part of the northeast quarter of section 16, T1N, R5W, United States Military survey, being part of a tract of land described in OR volume 3178 page 783 to Travis R. Morris and also known as part of Auditors parcel number 66-70-16-07-000 and being more particularly described as follows:

Commencing at a marked stone found at the northeast corner of section 16; Thence along the easterly section line S03°18'42"W (passing an iron pin found at 968.83 feet, $\frac{3}{4}$ " uncapped) 984.42 feet to a mag nail set in the center of West Union rd (CR 200), said point being the **True Point of Beginning** for the parcel herein described;

Thence continuing along said easterly section line, S03°18'01"W 1018.76 feet to a mag nail set;

Thence leaving said section line and across the lands of the grantor with a new division line the following three courses,

1. Thence N88°10'07"W (passing an iron pin set at 20.00 feet) 472.99 feet to an iron pin set;
2. Thence S20°23'18"W 156.41 feet to an iron pin set;
3. Thence S23°14'44"W 520.95 feet to an iron pin set, said point being on the grantors southerly line;

Thence along said southerly line, N87°28'18"W 359.75 feet to an iron pipe found ($\frac{3}{4}$ ");

Thence continuing along said southerly line, N87°55'31"W 236.83 feet to a marked stone found, said point being on the grantors westerly line and also being on the easterly line of a tract of land described in OR volume 1016 page 017 to Philip E. Allen;

Thence along said westerly line and Allen line, N03°09'11"E 1041.88 feet to a point, said point being the southwesterly corner of a tract of land described in OR volume 2227 page 854 to Valerie Smith;

Thence along said Smith line the following four courses,

1. Thence S79°29'53"E (passing an iron pipe found at 2.70 feet, $\frac{3}{4}$ ") 494.46 feet to an iron pipe found ($\frac{3}{4}$ ");
2. Thence N03°15'20"E 322.10 feet to an iron pipe found ($\frac{3}{4}$ ");
3. Thence S79°30'24"E 400.00 feet to an iron pipe found ($\frac{3}{4}$ ");
4. Thence N03°53'49"E (passing an iron pipe found at 520.53 feet, $\frac{3}{4}$ ") 548.48 feet to a mag nail set in the center of West Union rd (CR 200);

Thence leaving said Smith tract and along the centerline of West Union rd the following two courses,

1. Thence S68°22'52"E 303.20 feet to a mag nail set;
2. Thence S74°24'52"E 117.66 feet to the **Place of Beginning**.

The above described area contains 30.395 acres and is known as part of Auditors parcel number 66-70-16-07-000

Prior deed reference OR Volume 3178 page 783

Bearings are based on NAD83(2011) Ohio state plane South coordinate grid

This description was based on a survey performed by Robert A. Lowe on November 10, 2023

All iron pins set are 5/8" x 30" with an attached plastic identification cap stamped Robert A. Lowe P.S. 8415



OFFICE COPY
NOT RECORDABLE

Robert A. Lowe

Ohio Professional Surveyor S-8415

DESCRIPTION
APPROVED

By: D.M. Barnhard

2-13-2024