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LLC

Dena Bell
OR 2744-198

Part of: 73-39-01-13-000 (+/-0.908 Ac.), Part of: 73-42-01-03-000 (+/-2.050Ac.) &
Part of: 73-24-02-42-001 (+/-17.177)

Tract One
+/- 20.135 Ac. Total

Situated in the State of Ohio, County of Muskingum, Township of Wayne and being part of the Southwest Quarter of Section 9, Northwest Quarter of Section 12 and the Northeast Quarter of Section 13, Township 12, Range 13, also being part of the lands now owned by Dena Bell as recorded in OR 2744-198 of the Muskingum County Recorder's Office more fully described as follows.

Beginning at a pipe found (1") at the southwest corner of the southwest quarter of Section 9, thence with the west line of said quarter the following two (2) courses:

1. N 04°21'41" E a distance of 350.59 feet to a pipe found (1");
2. N 04°26'40" E a distance of 412.13 feet to an pipe found (1") at the southwest corner of the lands now owned by Larry L. Morris (OR 2273-226);

thence with the south line of said Morris' lands, S 87°36'11" E a distance of 510.24 feet to an iron pin found (5/8") at the southwest corner of the lands now owned by William K. Mill & Amy L. Mill (OR 2083-719);

thence with the south line of said Mill's lands, S 87°17'41" E a distance of 857.51 feet to an iron pin set;

thence going through said Bell's lands the following ten (10) courses:

1. S 00°50'25" W a distance of 125.82 feet to an iron pin set;
2. N 86°21'29" W a distance of 426.94 feet to an iron pin set;
3. S 34°55'10" W a distance of 138.40 feet to an iron pin set;
4. S 10°11'46" W a distance of 100.80 feet to an iron pin set;
5. S 00°39'49" W a distance of 184.86 feet to an iron pin set;
6. S 31°54'54" E a distance of 95.85 feet to an iron pin set;
7. S 03°36'50" W a distance of 135.87 feet to an iron pin set;
8. S 82°05'16" W a distance of 517.82 feet to an iron pin set;
9. S 61°55'49" W a distance of 431.45 feet to an iron pin set;
10. N 87°47'27" W a distance of 388.22 feet to a point in the center of Wayne Ridge Road, passing an iron pin set at 363.88 feet;

thence with the center of said Wayne Ridge Road the following three (3) courses:

1. N 04°02'06" W a distance of 58.30 feet to a point;
2. N 05°23'10" W a distance of 30.03 feet to a point;
3. N 04°00'53" W a distance of 27.57 feet to a point at the southwest corner of the lands now owned by Dorothy D. Passwaters (OR 2934-258);

thence with the common line of said Passwaters/Bells lands the following three (3) courses:

1. S 88°25'59" E a distance of 344.67 feet to a pipe found (1"), passing an iron pin found (5/8") at 18.66 feet;
2. N 01°47'54" E a distance of 67.76 feet to an iron pin found (5/8");
3. N 02°10'11" E a distance of 100.09 feet to the principal place of beginning, containing a total of 20.135 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 20.135 acre parcel is based on a field survey made by McPeek Land Surveying on June 2nd, 2023.



Brian Kelly McPeek, PS 8517

Date

6/19/23

DESCRIPTION

APPROVED

By: Rey 6 h 9 h 23