

**WELSH EAST, LLC 3.043 Ac.
Part Parcel 25-35-11-15-000**

Situated in the State of Ohio, County of Muskingum, Township of Hopewell:
Being a part of the Southwest Quarter of Half Section 11, Township 1, Range 9 of the United States Military Lands and part of property owned by WELSH EAST, LLC Recorded in Official Record Book 2629, Page 950, Parcel Two and part of Auditors Parcel 25-35-11-15-000 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pin found at the northwest corner of the southwest quarter of said half section 11; thence **S 87°40'00"E** along the north line of said section 11 a distance of **241.01** feet to a point; thence **S 2°20'00"W** and through the lands of the grantor herein **30.00** feet to an iron pin set at the **True Place of Beginning**; thence continuing **S 2°20' 00"W 80.00** feet to an iron pin set; thence **S 61°10' 25"E 229.37** feet to an iron pin set; thence **S 7°06'47"E 199.18** feet to an iron pin set; thence **S 77°15'24"E 246.14** feet to an iron pin set on the west line of a 1.369 acre parcel owned by Robert A. Mull and Ashli D. Nelson (OR 2617, Pg. 78); thence **N 8°47'24"E** along the west line of said 1.369 acres **273.57** feet to a point in the center of Pinecrest Drive and passing through an iron pin found at **248.20** feet ;thence along the center of said road and the west line of a 1.64 acre parcel owned by Michael and Coleen Thomas (OR 1611, Pg. 341) the following 6 courses and distances:

1-N 52°09'06"W 9.65 feet to a point

2-N 46°02'06"W 30.06 feet to a point

3-N 38°39'50"W 31.59 feet to a point

4-N 31°23'28"W 35.52 feet to a point

5-N 22°38'40"W 49.02 feet to a point

6-N 16°36'09"W 29.65 feet to a point; thence **N 87°40'00"W 409.74** feet to the **True Place of Beginning** and passing through an iron pin set at **27.82** feet , containing **3.043** acres.

Part of Auditors Parcel No. 25-35-11-15-000.

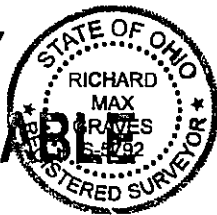
Subject to all legal right of ways and easements on record.

Base of Bearings is State Plane Grid from GPS using NAD 83 Ohio South.

Iron pins set are 5/8"x30"rebar capped Graves No. 5792.

This description was written April 3, 2021 from a field survey made by Richard Max Graves Registered Surveyor No. 5792.

OFFICE COPY
Richard Max Graves
NOT RECORDABLE



DESCRIPTION

APPROVED

By: *Richard Max Graves*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/17/21

Date

Fee Paid