

Osborn Tract Two

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the Southeast Quarter of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River, and being part of the lands presently owned by Millard R. Osborn, and Virginia R. Osborn, as per Official Record 2709, page 511, and Millard R. Osborn, and Virginia R. Osborn, Co-Trustees, as per Official Record 1559, page 398, and being more particularly described as follows:

Beginning for reference at an iron pin set at the southeast corner of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River;

Thence along the section line, and the north line of lands presently owned by JG McCarthy Properties LLC, and McCarthy Family Farms, (OR 3187-819), North 86 degrees 31 minutes 55 seconds West, 307.00 feet to an iron pin set, and the principal place of beginning;

Thence continuing along said section line, and the north line of lands presently owned by JG McCarthy Properties LLC, and McCarthy Family Farm LLC, (OR 3187-819), and Stacy M. And Howard N. Mowery III, (OR 2929-746), The following two courses:

- 1.) North 86 degrees 31 minutes 55 seconds West, 282.75 feet to an iron pin found;
- 2.) North 86 degrees 26 minutes 31 seconds West, 81.61 feet to an iron pin set;

Thence through the lands presently owned by Millard R. Osborn, and Virginia R. Osborn, Co-Trustees, (OR 1559-398), and Millard R. Osborn, and Virginia R. Osborn, (OR 2709-511), North 13 degrees 24 minutes 02 seconds East, 863.42 feet to an iron pin set on the south right of way of Iden Road, (Twp. Rd. 286);

Thence along the right of way line the following three courses:

- 1.) South 88 degrees 01 minutes 14 seconds East, 28.87 feet to an iron pin found;
- 2.) South 58 degrees 57 minutes 47 seconds East, 105.87 feet to an iron pin found;
- 3.) South 86 degrees 05 minutes 34 seconds East, 82.66 feet to an iron pin set;

Thence through the lands presently owned by Millard R. Osborn, and Virginia R. Osborn, Co-Trustees, (OR 1559-398), and Millard R. Osborn, and Virginia R. Osborn, (OR 2709-511), South 02 degrees 44 minutes 57 seconds West, 801.79 feet to the principal place of beginning, containing 5.41 acres, more or less, and being Part of Auditor's Parcel Numbers 25-60-04-20-000 (+- 4.34 Acres), and 25-60-04-18-003 (+- 1.07 Acres).

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.

DESCRIPTION

APPROVED

By:

[Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/4/24
DATE