

Osborn Tract One

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 and the principal place of beginning, 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;

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 02 degrees 44 minutes 57 seconds East, 801.79 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 two courses:

- 1.) South 86 degrees 05 minutes 34 seconds East, 163.79 feet to an iron pin found;
- 2.) South 67 degrees 30 minutes 27 seconds East, 139.98 feet to an iron pin found on the west line of lands presently owned by JG McCarthy Properties, LLC, and McCarthy Family Farm, LLC, (OR 3187-819);

Thence along the west lines of said McCarthy lands, the following two courses:

- 1.) South 01 degrees 54 minutes 38 seconds East, 139.04 feet to a point, from which an iron pin found bears North 86 degrees 20 minutes 15 seconds West, 43.87 feet;
- 2.) South 02 degrees 43 minutes 59 seconds West, 616.47 feet to the principal place of beginning, containing 5.54 acres, more or less, and being part of Auditor's Parcel Numbers 25-60-04-20-000, (+- 4.35 Acres), and 25-60-04-18-003, (+- 1.19 Acres).

The above described tract is subject to an Ingress, Egress Easement over an existing driveway which encroaches on the above described lands by approximately two feet along the eastern boundary line, and cuts across the southeast corner of the property by about sixteen feet. The intent is to allow JG McCarthy Properties LLC, and McCarthy Family Farm, LLC, and Stacy M. and Howard N. Mowery III, to use the existing driveway as is, and this easement to be used by all future owners of said McCarthy and Mowery lands.

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.