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94 CANYON VILLA DRIVE
HEBRON, OH 43025

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February 14, 2024

Job No. 24-0021

Surveyor's Description: - All of **Parcel No 35-10-61-02-000 ~ 2.212 ACRES**

The parcel herein described is known as being a part of the same lands conveyed to **Shirley Vestre** as described in Deed Book 1953 Page 547 and is situated in and part of Lot 16 in the First Quarter of Licking Township, Township 2 North in Range 9 West in the U.S. Military Lands in Muskingum County, Ohio and is better described as follows:

Commencing for a reference at an existing stone corner at the Southeast corner of Lot 16;

Thence, with the south line of Lot 16, **North 88 degrees 54 minutes 40 seconds West, 1237.87 feet** to an existing 5/8" iron pin;

Thence, with the lines of Nicholas B. & Katherine Jean Irene McConaha (D.B. 3009 Pg. 751), the following (2) two courses:

- 1.) **North 87 degrees 43 minutes 14 seconds West, 670.95 feet** to an existing 5/8" iron pin;
- 2.) **Thence, North 29 degrees 29 minutes 44 seconds West**, passing an existing 5/8" iron pin at 137.85 feet, a total distance of **217.37 feet** to an existing 5/8" iron pin and the **True Point of Beginning** for the **2.212 acres**;

Thence, with the lines of Nicholas B. & Katherine Jean Irene McConaha (D.B. 3009 Pg. 751), the following (5) five courses:

- 1.) **South 81 degrees 16 minutes 09 seconds West, 216.72 feet** to an existing 5/8" iron pin;
- 2.) **Thence, South 13 degrees 51 minutes 55 seconds East, 30.80 feet** to an existing 5/8" iron pin;
- 3.) **Thence, South 76 degrees 08 minutes 26 seconds West, 16.56 feet** to an existing 5/8" iron pin;
- 4.) **Thence, North 13 degrees 48 minutes 41 seconds West, 32.31 feet** to an existing 5/8" iron pin;
- 5.) **Thence, South 81 degrees 15 minutes 22 seconds West**, passing an existing 5/8" iron pin at 78.25 feet, a total distance of **106.28 feet** to a point in the center of Vickers Hill Road (County Road 545 – 60' R/W);

Thence, with the center of the said road and the east line of Jeffrey L. McNaught (D.B. 3135 Pg. 151), **North 6 degrees 07 minutes 19 seconds West, 306.95 feet** to a point;

Thence, leaving the said road with the lines of Nicholas B. & Katherine Jean Irene McConaha (D.B. 3009 Pg. 751), the following (3) three courses:

- 1.) **North 87 degrees 25 minutes 58 seconds East**, passing an existing 5/8" iron pin at 29.33 feet, a total distance of **272.60 feet** to an existing 5/8" iron pin;
- 2.) **Thence, South 78 degrees 10 minutes 29 seconds East, 57.95 feet** to an existing 5/8" iron pin;
- 3.) **Thence, South 8 degrees 48 minutes 22 seconds East, 257.02 feet** to the **True Point of Beginning**.

Containing 2.212 Acres and being subject to all legal roads, easements, and restrictions of record.