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**Wayne Graham, Tr
OR 2871-19
+/- 3.84 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Licking, being part of the Quarter Township 4, Township 2, Range 9 and being part of the lands now owned by Wayne Graham, Tr (OR 2871-19) and more particularly described as follows.

Beginning at a point at the northwest corner of Lot 5, Thomas Wills Lands as shown on the plat recorded in DB I, Page 446, thence N 87°10'40" W a distance of 134.66 feet to a stone found;

thence N 87°22'49" W a distance of 241.33 feet to an iron pin found (newcome) on the northeast corner of the lands now owned by Wayne Graham, Tr (OR 2871-19, Parcel No.: 35-44-01-13-000) and the northwest corner of the lands now owned by Kevin D. Hindel & Amy R. Hindel (OR 2542-509), the principal place of beginning;

thence with the common line of said Graham, Tr./Hindel's lands, S 02°43'10" W a distance of 744.50 feet to a point in the center of Prior Road (T-406), passing an iron pin found (newcome) at 724.53 feet;

thence with the center of said Prior Road, S 78°17'07" W a distance of 128.12 feet to a point at the southeast corner of the lands now owned by Larry E. McCann, Tr (OR 1950-305);

thence leaving the center of said Prior Road and going with the common line of said Graham, Tr./McCann, Tr.'s lands, N 13°13'12" W a distance of 292.49 feet to an iron pin found in concrete, passing an iron pin found (finley) at 19.97 feet;

thence continuing said common line, S 76°48'02" W a distance of 49.98 feet to an iron pin set;

thence leaving said common line and going through said Graham, Tr.'s lands, N 03°42'15" E a distance of 508.55 feet to an iron pin set, 1.5 feet sub-surface, on the north line of said Graham, Tr.'s lands;

thence with said north line, S 87°22'49" E a distance of 243.72 feet to the place of beginning, containing a total of 3.84 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

Subject an existing easement, 20 feet in width for the purpose of ingress/egress as recorded in OR 2542-509.

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 3.84 acre tract is based on a field survey made by McPeek Land Surveying, LLC on April 8th, 2020.

OFFICE COPY

Brian Kelly McPeek, PS 8517

Parcel No. Part of: 35-44-01-13-000 (+/- 3.84 ac.)



Date

4/21/20



Date

Fee Paid

DESCRIPTION

APPROVED

By: *Arthur*