

**LEGAL DESCRIPTION**

**3.1382 ACRES**

Situate in the State of Ohio, County of Muskingum, Township of Newton, Part Section 11, Township 17 North, Range 15 West, USML, and being part of a 34.122 acre tract of land conveyed to Michael T. Rockwell, Matthew S. Rockwell and Paul A. Rockwell as recorded in O.R. 2074, page 419 (all references to deeds, plats, surveys, etc. refer to the Muskingum County Recorder's Office or Engineer's Office), being more particularly described as follows;

COMMENCING FOR REFERENCE at a 6" MAG nail set at the southwest corner of the Southwest 1/4 of said Section 11, said point also being on the centerline of Workman Road (Township Road 479);

Thence along the centerline of said Workman Road and the south line of the Southwest 1/4 of said Section 11 South 85°46'52" East for a distance of 260.80 feet, to a 2" MAG nail set at the southeast corner of a 7.878 acre tract of land conveyed to Michael T. Rockwell and Tessa D. Rockwell as recorded in D.V. 1094, page 547, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence leaving lines and along the east line of said 7.878 acre tract **North 03°15'31" East** for a distance of **421.00 feet**, to an iron pin set, passing a 3/4" iron pipe found (no cap) at 13.16 feet;

Thence leaving the east line of said 7.878 acre tract and across said 34.122 acre tract, on a new dividing line for the following four (4) courses:

1. **North 85°26'39" East** for a distance of **102.00 feet**, to an iron pin set;
2. **South 63°21'54" East** for a distance of **185.00 feet**, to an iron pin set;
3. **South 36°25'09" East** for a distance of **123.86 feet**, to an iron pin set;
4. **South 03°15'31" West** for a distance of **272.00 feet**, to 2" MAG nail set on said centerline and the south line of the Southwest 1/4 of said Section 11, passing an iron pin set at 252.00 feet;

Thence along said lines **North 85°46'52" West** for a distance of **350.00 feet**, to the **TRUE POINT OF BEGINNING** containing **3.1382 acres**, more or less.

PT. PID 47-02-11-17-000

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

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4/2/24  
DATE