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**Colonial Hills Community, LLC**

**OR 2684-464**

**+/- 14.691 Acres**

**All of: 47-30-02-21-000**

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part the Southwest Quarter of Section 11, T15, R14 and being all of the lands now owned by Colonial Hills Community, LLC as recorded in OR 2684-464 and more particularly described as follows.

Beginning at a point at the northwest corner of said Southwest Quarter, thence with the mid-section line, S 87°01'47" E a distance of 734.58 feet to a point in the roadbed of Moxadarla Road (TR-74), also being the northwest corner of the lands now owned by William H. & Gloria J. Terry, Tr (OR 2064-538);

Thence leaving said mid-section line and going with the west line of said Terry, Tr's lands, S 03°32'03" W a distance of 874.50 to an iron pin found (harkness) at a northeasterly corner of the lands now owned by Maysville Local School District (OR 1156-113), passing an iron pin found (harkness) at 38.31 feet;

Thence with the common line of said Maysville Local School District/Colonial Hills Community, LLC's lands the following two (2) courses:

1. N 87°19'27" W a distance of 726.00 feet to an iron pin set;
2. N 02°58'17" E a distance of 878.19 feet to the place of beginning, passing an iron pin set at 858.12 feet, containing a total of +/- 14.691 acres more or less, subject to all legal highways and easements of record.

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 14.691 acre tract is based on a field survey made by McPeek Land Surveying, LLC on May 27<sup>th</sup>, 2021.

Brian Kelly McPeek, PS 8517

Date

5/29/21

DESCRIPTION

APPROVED

By: A. McPeek

