

### Description of a 90.176 acre tract

Situated in the State of Ohio, Muskingum County, Rich Hill Township, part of the northeast quarter of section 5, T13N, R11W, Congress Lands East of the Scioto River, being a tract of land described in OR volume 3132 Page 664 to Verna L. Seger, Richard E. Morrison, Treva D. Williams, Daniel D. Morrison and Tracy R. Morrison and also known as All of Auditors parcel number 53-01-05-02-000 and being more particularly described as follows:

Commencing at a marked stone found (4"x5") at the southeast corner of the northeast quarter, said point being on the northerly line of a tract of land described in OR volume 1859 page 185 to Larry K. Frick, said point being the **True Point of Beginning** for the parcel herein described;

Thence along said Frick line, N87°41'38"W 1597.44 feet to an iron pin found (Lowe), said point being on the easterly line of a tract of land described in OR volume 2521 page 877 to Ronald A. Warner and Jill A. Warner;

Thence along said easterly line, N03°08'22"W 1212.00 feet to an iron pin found (Lowe), said point being on the northerly line of said Warner tract;

Thence along said northerly line the following five courses,

1. Thence N60°19'10"W 153.66 feet to an iron pin found (Lowe);
2. Thence S36°19'32"W 90.83 feet to an iron pin found (Lowe);
3. Thence S65°49'41"W 102.23 feet to an iron pin found (Lowe);
4. Thence N85°45'21"W 333.69 feet to an iron pin found (Lowe);
5. Thence S76°45'02"W (passing an iron pin found at 245.91 feet, Lowe) 280.38 feet to a point in the center of Wilson Place (C.R. 368), said point also being on the easterly line of a tract of land described in OR volume 2789 page 165 to Barna Family Holdings LLC;

Thence leaving said northerly line and along said centerline and said Barna Family Holdings LLC. the following eight courses,

1. Thence N00°13'15"E 43.85 feet to a point;
2. Thence N03°15'11"E 157.91 feet to a point;
3. Thence N03°55'36"E 158.70 feet to a point;
4. Thence N01°58'15"E 136.17 feet to a point;
5. Thence N01°09'54"W 228.58 feet to a point;
6. Thence N02°11'54"E 54.54 feet to a point;
7. Thence N07°58'36"E 47.51 feet to a point;
8. Thence N13°05'17"E 28.99 feet to a point, said point being on the grantors northerly line and the southerly line of a tract of land described in OR volume 1042 page 170 to Joseph R. Bridwell III and Carol S. Bridwell;

Thence along said Bridwell tract, S87°25'55"E (passing an iron pin found at 25.09 feet, 5/8" uncapped) 2586.26 feet to an iron pin found (5/8" uncapped), said point also being on the grantors easterly line;

Thence along said easterly line S02°04'38"W 1935.58 feet to the **Place of Beginning**.

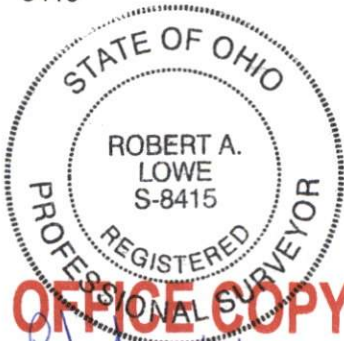
The above described area contains 90.176 acres and is known as All of Auditors parcel number 53-01-05-02-000

Prior deed reference OR Volume 3132 page 664

Bearings are based on NAD83(2011) Ohio state plane South coordinate grid

This description was based on a survey performed by Robert A. Lowe on January 17, 2023

All iron pins set are 5/8" x 30" with an attached plastic identification cap stamped Robert A. Lowe P.S. 8415



**NOT RECORDABLE**

Ohio Professional Surveyor S-8415

DESCRIPTION  
APPROVED

By: [Signature] 10-27-2023