

Description of 6.931 Acre Tract

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek and being 3.898 acres in the Northeast quarter of Section 2 and 3.033 acres in the Southeast quarter of Section 2, Township 13 North, Range 12 West and being described as follows:

Commencing at an iron pin set at the center of said Section 2; thence along the South line of said Northeast quarter of Section 2, South 87 degrees 47' 46" East, 1145.63 feet to an iron pin found, having passed through an iron pin found at 278.59 feet; thence along property now or formerly owned by Patrick A. and Karen L. Burkhart as described in Volume 2709, Page 198 of the Official Records of Muskingum County, Ohio, South 04 degrees 06' 13" West, 473.11 feet to the center of County Road 22 (Clay Pike Road), having passed through an iron pin found at 453.09 feet; thence along the center of said County Road 22, North 73 degrees 32' 00" East, 288.02 feet to the true place of beginning for the parcel herein described; thence leaving said County Road 22 and going along a new dividing line, North 02 degrees 24' 55" West, 786.23 feet to an iron pin set, having passed through an iron pin set at 24.22 feet; thence North 88 degrees 44' 30" East, 114.90 feet to an iron pin set; thence North 54 degrees 37' 11" East, 119.00 feet to an iron pin set; thence South 46 degrees 02' 07" East, 289.35 feet to an iron pin set; thence South 03 degrees 38' 19" East, 538.06 feet to the center of the aforementioned County Road 22, having passed through an iron pin set at 522.80 feet; thence along the center of said County Road 22 the following 2 courses:

- 1) South 77 degrees 45' 56" West, 69.99 feet;
- 2) South 73 degrees 32' 00" West, 367.87 feet to the place of beginning,

containing 6.931 acres, more or less, but being subject to all legal right-of-ways, easements, and restrictions of record and being part of the property described in Volume 1569, Page 583 of the Official Records of Muskingum County, Ohio.

This description was prepared by Robert C. Schell, P.S. No. 7314, from an actual field survey of the premises performed in September, 2023.

Bearings are based on Grid North of the Ohio South Coordinate System. Iron pins set are 5/8" x 30" rebar capped "Schell-7314".

Deed Ref.: Vol. 1569-P. 583, Official Records
3.898 Acres-Part of Aud. Par. No. 60-30-02-01-000
2.735 Acres-Part of Aud. Par. No. 60-30-02-12-001
0.298 Acres-Part of Aud. Par. No. 60-30-02-13-000

DESCRIPTION

APPROVED

By: 10/30/2023

**OFFICE COPY
NOT RECORDABLE**

Robert C. Schell
Professional Surveyor No. 7314
Date: September, 2023



APPROVED
MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

Date

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