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BRODY SHEPPARD
AUDITOR'S PARCEL NUMBER
60-60-23-07-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO BRODY K. SHEPPARD IN O.R. VOLUME 2856, PAGE 568 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 23,

THENCE WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, NORTH 02 DEGREES 05 MINUTES 14 SECONDS EAST, PASSING AN EXISTING STONE (3 INCH BY 9 INCH WITH NO MARKINGS) AT 214.50 FEET (DEED), A TOTAL DISTANCE OF 833.65 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED:

THENCE CONTINUING WITH THE SAID QUARTER SECTION LINE (EAST LINE OF A PARCEL CONVEYED TO WONDERLAND PROPERTIES, LLC. IN O.R. VOLUME 1980, PAGE 828), NORTH 02 DEGREES 05 MINUTES 14 SECONDS EAST 474.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JAMES E. KELLY, JR. AND SANDRA J. BEEM IN O.R. VOLUME 1503, PAGE 107;

THENCE LEAVING THE SAID QUARTER SECTION LINE AND WITH THE SOUTH LINE OF THE SAID KELLY AND BEEM PARCEL, SOUTH 88 DEGREES 21 MINUTES 30 SECONDS EAST 1687.83 FEET TO A POINT IN THE CENTER OF MCDONALD ROAD (TOWNSHIP ROAD 451), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH ALUMINUM CAP) AT 1667.83 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 12 DEGREES 04 MINUTES 39 SECONDS EAST 176.91 FEET TO A POINT, SAID POINT BEING SOUTH 89 DEGREES 07 MINUTES 58 SECONDS WEST 19.69 FEET FROM AN EXISTING IRON PIN (1/2 INCH REBAR WITH CLAU CAP);
2. SOUTH 02 DEGREES 37 MINUTES 22 SECONDS EAST 289.37 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND TRAVERSING THROUGH THE ABOVE SAID SHEPPARD PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 87 DEGREES 54 MINUTES 43 SECONDS WEST 255.07 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 32.34 FEET;
2. SOUTH 73 DEGREES 28 MINUTES 32 SECONDS WEST 308.50 FEET TO AN IRON PIN SET;
3. NORTH 84 DEGREES 34 MINUTES 30 SECONDS WEST 1209.45 FEET TO THE PLACE OF BEGINNING.

6537 SHEPPARD