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JMI Stone, LLC
OR 3109-478
+/-0.510 Ac.
All of: 73-90-01-31-000

Situated in the State of Ohio, County of Muskingum, Township of Wayne, being part of the Southeast Quarter of Section 30, T13, R12 and being all of the lands now owned by JMI Stone, LLC as recorded in OR 3109-478 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the northwest corner of the lands now owned by William & Tracie Gianettino (OR 3108-113), being at Station 492+09.7, 30.00' L of the ODOT Plans for SR-60 (ODOT MUS-60 8.11-13.08), thence with the westerly line of said Gianettino's lands, S 34°09'54" W a distance of 156.55 feet to an iron pin found (5/8") at the northeast corner of the lands now owned by Jody L. Varner (OR 2456-410);

thence with the northerly line of said Varner's lands, N 57°00'15" W a distance of 135.13 feet to an iron pin found (5/8") at the southeast corner of the lands now owned by Jody L. Varner (OR 2765-918);

thence with the east line of said Varner's lands, N 23°24'02" E a distance of 110.26 feet to an iron pin found (5/8") on the south line of State Route 60;

thence with the south line of said State Route 60 the following four (4) courses:

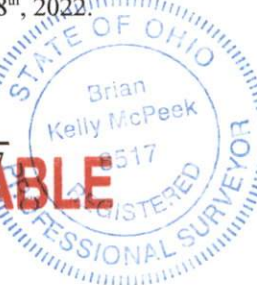
1. S 71°41'24" E a distance of 11.92 feet to an iron pin set;
2. N 62°49'35" E a distance of 40.31 feet to an iron pin set, Station 494.79.9, 75.00' L;
3. N 33°04'54" E a distance of 10.00 feet to an iron pin set, Station 494+59.9, 30.00' L;
4. S 56°55'04" E a distance of 125.10 feet to the principal place of beginning, containing 0.510 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 North 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 0.510 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 28th, 2022.

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NOT RECORDABLE



11/30/22
Date

DESCRIPTION

APPROVED

By: DM 12-2-2022