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DAVID & JAMIE THOMAS
AUDITOR'S PARCEL NUMBER
08-40-23-06-000 (PART)

BEING A PART OF THE PARCEL CONVEYED TO DAVID W. & JAMIE L. THOMAS IN O.R. VOLUME 3160, PAGE 87 OF THE MUSKINGUM COUNTY OFFICAL RECORDS. SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23

THENCE WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, SOUTH 03 DEGREES 18 MINUTES 27 SECONDS WEST 1155.34 FEET TO A POINT IN THE CENTER OF IRISH RIDGE ROAD (COUNTY ROAD 32), PASSING THROUGH AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN BASELINE CAP) AT 1137.34 FEET;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE CENTERLINE OF IRISH RIDGE ROAD (SOUTH LINE OF A PARCEL CONVEYED TO DENNY L. & STACY L. TOMPKINS IN O.R. VOLUME 3057, PAGE 375), NORTH 87 DEGREES 06 MINUTES 09 SECONDS EAST 58.22 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE CENTERLINE OF THE SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 87 DEGREES 06 MINUTES 09 SECONDS EAST 147.77 FEET TO A POINT;
2. SOUTH 85 DEGREES 28 MINUTES 27 SECONDS EAST 30.25 FEET TO A POINT;
3. SOUTH 75 DEGREES 01 MINUTES 52 SECONDS EAST 57.61 FEET TO A POINT;
4. SOUTH 62 DEGREES 54 MINUTES 02 SECONDS EAST 38.93 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF A PARCEL CONVEYED TO BARBARA SUE HIGGINS, CARL ANTHONY JEWELL, LOUELLA J.M. JEWELL, DUSTIE KAY STEMME, & JOHN ERIC McCFARLAND JR. IN O.R. VOLUME 2014, PAGE 481;

THENCE LEAVING THE SAID ROAD AND WITH THE WEST LINE OF A PARCEL CONVEYED TO WILLIAM R. & PATRICIA M. ALLEN IN DEED VOLUME 1119, PAGE 419, SOUTH 13 DEGREES 16 MINUTES 57 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 25.60 FEET, A TOAL DISTANCE OF 574.17 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING NORTH 13 DEGREES 16 MINUTES 57 SECONDS WEST 106.87 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR – LEANING);

THENCE TRAVERSING THROUGH THE ABOVE SAID THOMAS PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 72 DEGREES 11 MINUTES 56 SECONDS WEST 330.03 FEET TO AN IRON PIN SET;
2. NORTH 10 DEGREES 00 MINUTES 57 SECONDS WEST, PASSING AN IRON PIN SET AT 472.56 FEET, A TOTAL DISTANCE OF 492.96 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 3.413 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF IRISH RIDGE ROAD (COUNTY ROAD 32) AND ALL OTHER APPLICABLE EASEMENTS.