

DESCRIPTION FOR A 0.509 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, being all of Lots 62 & 63 of the Village of Roseville (Plat Book 2, Page 3), and being a part of that 1.023 acre tract (Parcel Number 13-20-05-18-000) as conveyed to Village of Roseville as recorded in Deed Volume 2869, Page 923, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.509 acre tract being more particularly bounded and described as follows:

Beginning at a Magnail set at the southwesterly corner of said Lot 62, also being the intersection of the easterly right of way line of Potter's Lane and the northerly right of way line of East First Street;

Thence along the westerly lines of said Lots 62 and 63, and the easterly line of Potter's Lane, **North 2° 42' 35" East, 134.41 feet** to an iron pin set at the northwesterly corner of said Lot 63;

Thence along the northerly line of said Lot 63, **South 86° 35' 25" East**, passing over a 3/4-inch iron pipe found at 163.06 feet, a total distance of **165.00 feet** to an iron pin set at the northeasterly corner of said Lot 63, also being the northwesterly corner of a 0.208 acre tract conveyed to the Village of Roseville in Deed Volume 1049, Page 183;

Thence along the easterly lines of said Lots 63 and 62, and the westerly line of said 0.208 acre tract, **South 2° 42' 35" West, 134.41 feet** to an iron pin set at the southeasterly corner of said Lot 62, also being in the northerly right of way line of East First Street;

Thence along the southerly line of said Lot 62 and the northerly right of way line of East First Street, **North 86° 35' 25" West, 165.00 feet** to the Point of Beginning and containing 0.509 acres, part of Parcel Number 13-20-05-18-000, more or less, according to a survey made by Hull & Associates in January of 2020.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".