

**DESCRIPTION OF A  
0.2030 ACRE TRACT  
VILLAGE OF ROSEVILLE  
TOWNSHIP OF CLAY  
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, County of Muskingum, Township of Clay, Village of Roseville, also being Part of the Northwest Quarter of Section No. 10, Township 14 North, Range 14 West of the Congress Lands East of the Scioto River, also being ALL of the Hal M. Cochran property Recorded in Official Record Book 1729, Page 594, Recorder's Office, Muskingum County, Ohio and further being ALL of Parcel No. 13-20-16-19-000, Auditor's Office, Muskingum County, Ohio and being more Particularly Bounded and Described as Follows:

Commencing at a Rail Road Spike (Found), said Rail Road Spike (Found) being the Northwest Corner of Section No. 10, said Rail Road Spike (Found) also being in the Road Bed of Athens Road (Assumed Right of Way Width of 40.00 FT, No Road Record Found, Asphalt Surfaced);

Thence **SOUTH 86°07'15" EAST** a distance of **140.42 FT** along the Northerly Line of Section No. 10, in the Road Bed of Athens Road to a Point, said Point being the Northwesterly Corner of the Hal M. Cochran property, said Point also being the Northeasterly Corner of the Theron J. and Courtney N. Edwards property Recorded in Official Record Book 3061, Page 471, Recorder's Office, Muskingum County, Ohio, said Point also being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **SOUTH 86°07'15" EAST** a distance of **66.28 FT** along the Northerly Line of Section No. 10, in the Road Bed of Athens Road to a Point, said Point being the Northeasterly Corner of the Hal M. Cochran property, said Point also being the Northwesterly Corner of the Travis Pittman property Recorded in Official Record Book 2707, Page 191, Recorder's Office, Muskingum County, Ohio;

Thence **SOUTH 03°40'06" WEST** a distance of **133.38 FT** along the Easterly Line of the Hal M. Cochran property, along the Westerly Line of the Travis Pittman property, passing a 4 Inch Diameter Axle at 17.61 FT to a 5/8" Iron Pin (Found), said Iron Pin (Found) being the Southeasterly Corner of the Hal M. Cochran property, said Iron Pin (Found) also being the Southwesterly Corner of the Travis Pittman property, said Iron Pin (Found) also being on the Northerly Line of the Greg L. and Becky A. Harrison property Recorded in Official Record Book 1117, Page 320, Recorder's Office, Muskingum County, Ohio, said Iron Pin (Found) being on the Northerly Line of a Alley (No Road Records Found, 15.00 FT Wide);

Thence **NORTH 86°58'07" WEST** a distance of **65.85 FT** along the Southerly Line of the Hal M. Cochran property, along the Northerly Line of the Greg L. and Becky A. Harrison property, along the Northerly Line of a Alley to a 1" Square Top Bolt (Found), said 1" Square Top Bolt (Found) being the Southwesterly Corner of the Hal M. Cochran property, said Iron Pin (Found) also being the Southeasterly Corner of the Theron J. and Courtney N. Edwards property;

Thence **NORTH 03°28'54" EAST** a distance of **134.35 FT** along the Westerly Line of the Hal M. Cochran property, along the Easterly Line of the Theron J. and Courtney N. Edwards property, passing a 1" Square Top Bolt (Found) at 112.56 to the **TRUE PLACE OF BEGINNING** containing **0.2030 ACRES** more or less, subject to all easements, restrictions, and rights-of-way or record.

The bearings described herein are based on Grid North, Ohio State Plane Coordinates, Ohio South Zone, NAD83(2011) as based upon geodetic observations using the Ohio VRS network and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in April 2024 and also from deeds and plats of record, Recorder's Office, Muskingum County, Ohio.