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94 CANYON VILLA DRIVE
HEBRON, OH 43025

October 19, 2023

Job No. 23-7825

Surveyor's Description – **Part of Parcel No. 25-16-04-23-000 – 38.936 Acres**
Part of Parcel No. 25-16-04-24-000 – 32.816 Acres

71.752 Acres in all

The parcel herein described is known as being a part of the same lands conveyed to **Cindy Lou and Jay D. Andrews** as described in D.B. 3123 Pg. 830, and being situated in and part of Section 4 in the Second Quarter of Hopewell Township, Township 1 North in Range 9 West in the U.S. Military Lands of Muskingum County, Ohio and is better described as follows:

Beginning for a reference at the Southwest Corner of Section 4 in the center of Hidden Springs Road (Township Road 292 – 40' R/W) at an existing 5/8" iron pin;

Thence, with the center line of the said road and the south line of Section 4, **South 88 degrees 14 minutes 18 seconds East**, passing an existing RR Spike at 2411.62 feet, a total distance of **3589.88 feet** to a point;

Thence, leaving the said road and section line and with the west line of Stix Farm LLC (D.B. 3240 Pg. 156), **North 2 degrees 57 minutes 35 seconds East**, passing an existing 3/4" iron pipe at 29.36 feet, a total distance of **762.88 feet** to a set 5/8" iron pin and the **True Point of Beginning** of the 71.752 Acres;

Thence, leaving the Jude line and through the Andrews' parcels (D.B. 3123 Pg. 830) on new lines, the following (5) five courses:

- 1.) **Thence, North 86 degrees 26 minutes 47 seconds West, 203.28 feet** to a set Magnetic Nail in a Wood Post;
- 2.) **Thence, North 83 degrees 39 minutes 32 seconds West, 123.44 feet** to a set 5/8" iron pin;
- 3.) **Thence, South 84 degrees 48 minutes 23 seconds West, 291.64 feet** to a set 5/8" iron pin;
- 4.) **Thence, South 88 degrees 53 minutes 50 seconds West, 162.91 feet** to a set 5/8" iron pin;
- 5.) **Thence, North 86 degrees 13 minutes 30 seconds West**, passing a set 5/8" iron pin at 330.57 feet, a total distance of **381.71 feet** to a point on the east line of Matthew L. & Ashley N. Massie (D.B. 2925 Pg. 910);

Thence, with the lines of Matthew L. & Ashley N. Massie (D.B. 2925 Pg. 910), the following (5) five courses:

- 1.) With the center of the said access easement, **North 9 degrees 13 minutes 16 seconds West, 105.41 feet** to an existing 5/8" iron pin;
- 2.) **Thence**, with the north line of the said easement, **South 80 degrees 46 minutes 44 seconds West**, passing the west line of the said easement at 25.00 feet, a total distance of **30.00 feet** to an existing 5/8" iron pin at the northwest corner of a utility easement (5' in width);
- 3.) **Thence**, leaving the said access easement and utility easement, **North 62 degrees 05 minutes 59 seconds West, 164.65 feet** to an existing 5/8" iron pin;
- 4.) **Thence, North 35 degrees 01 minutes 16 seconds West, 71.98 feet** to an existing 5/8" iron pin;
- 5.) **Thence, North 61 degrees 47 minutes 03 seconds West, 400.56 feet** to an existing 5/8" iron pin;

Thence, with the east line of Fred S. Ikehorn (D.B. 1688 Pg. 857), **North 2 degrees 31**