

H. Wayne McMillan and Janice C. McMillan, Trustees
OR 3048-516
Tract III, Parcels Ten and Eleven
All of Parcel Number 25-40-41-45-000
+/- 5.691 acres

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being a part of Lot 17 in the Third Quarter of Township 1, Range 9, Congress Lands East of the Scioto River, and being all of the lands now owned by H. Wayne McMillan and Janice C. McMillan, Trustees as recorded in Muskingum County Official Record 3048-516, Tract III, Parcels Ten and Eleven; and being more particularly described as follows:

Beginning for reference at an axle found on the Northwest Corner of Lot 17 in the said Third Quarter;

thence along the north line of said Lot 17 the following two courses:

- 1) South 87 degrees 14 minutes 51 seconds East 1031.94 feet to an iron pin found on the northeast corner of lands now owned by Lester Lincicome (OR 2796-644), passing an axle found 2.87 feet left at 371.50 feet;
- 2) South 87 degrees 14 minutes 51 seconds East 405.83 feet to an iron pin set on the northeast corner of lands now owned by said H. Wayne McMillan and Janice C. McMillan, Trustees (OR 3048-515, Tract III, Parcel Two) and the principal place of beginning, passing an iron pin found 1.67 feet right at 122.08 feet and passing an iron pin found at 385.83 feet on the northwest corner of said McMillan's lands;

thence continuing along the said north line of Lot 17 and the south line of lands now owned by H. Wayne McMillan and Janice C. McMillan, Trustees (OR 3048-516, Tract III, Parcel Nine), South 87 degrees 14 minutes 51 seconds East 498.98 feet to an iron pin set on the northwest corner of an unnamed alley as designated and delineated on the Town of Hopewell as recorded in Muskingum County Deed Record K, Page 248;

thence along the west line of said unnamed alley, South 00 degrees 48 minutes 21 seconds East 472.25 feet to the centerline of US Route 40 (National Road) at centerline station 887+05.97, passing an iron pin set at 351.73 feet;

thence along the said centerline of US Route 40, North 89 degrees 25 minutes 27 seconds West 530.69 feet to centerline station 881+75.28 at the southeast corner of said McMillans' lands (OR 3048-516, Tract III, Parcel Two);

thence along the east line of said McMillans' land (OR 3048-516, Tract III, Parcel Two), North 02 degrees 59 minutes 13 seconds East 491.50 feet to the principal place of beginning, passing a PK nail set at 58.32 feet;

containing 5.691 acres, (of which 1.230 acres are located within the US Route 40 Right of way) more or less, subject to all easements and right of ways, written or implied.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone as per GPS observations made on May 12, 2022.