

Byron M. Wheeler, Trustee
OR 2436-245
Parcel No. 25-95-13-01-000
Split Parcel No. 2 +/-30.074 acres

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being a part of the Northeast Quarter of Section 13, Township 18, Range 15, Congress Lands East of the Scioto; and being a part of lands now owned by Byron M. Wheeler, Trustee as recorded in Muskingum County Official Record 2436, Page 245, and being more particularly described as follows:

Beginning for reference at a stone found on the Northeast corner of the Northeast Quarter of Section 13, Hopewell Township, said corner being the common corner of Sections 12 and 13 of Hopewell Township, and Sections 7 and 18 of Springfield Township; and the northeast corner of said lands now owned by Byron M. Wheeler, Trustee (OR 2436-245) and the northwest corner of lands now owned by Robert M. and Rita M. Wion (DR 663-139);

thence along the east line of said Wheeler's lands and the east line of said Section 13, South 03 degrees 58 minutes 34 seconds West 290.48 feet to the centerline of Coopermill Road (CR-71, R/W 40') and the principal place of beginning; said point also being the northwest corner of lands now owned by Wilson Brothers Farms an Ohio Partnership (DR 880-314);

thence along the west line of said Wilson Brothers Farms land, South 03 degrees 58 minutes 34 seconds West 2355.07 feet to an iron pin set on the northeast corner of lands now owned by Patrick T. Roberts and Linda K. Miracle (OR 2112-492), passing an iron pin set at 24.00 feet;

thence along the north line of said Roberts' and Miracle's lands, North 86 degrees 17 minutes 03 seconds West 542.41 feet to an iron pin set, from which an iron pipe fund bears North 86 degrees 17 minutes 03 seconds West a distance of 542.41 feet;

thence through said Wheeler's lands, North 03 degrees 58 minutes 34 seconds East 2504.54 feet to the centerline of said Coopermill Road, passing an iron pin set at 2484.54 feet;

thence along said centerline of Coopermill Road, on a curve to the left having a radius of 1879.83 feet, a chord bearing South 70 degrees 51 minutes 35 seconds East a distance of 561.97 feet to the principal place of beginning;

containing 30.074 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on December 28, 2021.