

35-10-71-05-010



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**Buds Inc.**  
**OR 2835-396, Parcel 7**  
**+/- 2.528 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Licking, being part of Lot 6 Roberts Survey, Quarter Township 1, Township 2, Range 9 and being part of the lands now owned by Buds Inc. (OR 2835-396, Parcel 7) and more particularly described as follows.

Beginning at a point at the southwest corner of said Lot 6, thence N 15°28'30" E a distance of 448.16 feet to an iron pin found (bowman) at common corner of the lands now owned by said Buds Inc. and the land now owned by John A. Bay & Nancee I. Bay (OR 1877-442), the principal place of beginning;

Thence with the common line of said Buds Inc./Bay, N 17°09'57" W a distance of 262.79 feet to a point in the center of Baker Road (T-119), passing an iron pin found (bowman) at 235.74 feet;

Thence with the center of said Baker Road the following three (3) courses:

1. N 20°53'24" E a distance of 55.84 feet to a point;
2. N 23°08'59" E a distance of 54.93 feet to a point;
3. N 24°55'19" E a distance of 20.00 feet to a point;

Thence leaving the center of said Baker Road and going through said Buds Inc.'s lands the following three (3) courses:

1. S 32°34'56" E a distance of 23.32 feet to an iron pin set;
2. S 85°52'04" E a distance of 295.79 feet to an iron pin set;
3. S 02°38'04" W a distance of 341.85 feet to an iron pin set on the north line of said Bay's lands;

Thence with the north line of said Bay's lands, N 87°42'45" W a distance of 264.45 feet to the principal place of beginning, containing a total of 2.528 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.528 acre tract is based on a field survey made by McPeek Land Surveying, LLC on March 5<sup>th</sup>, 2021

Brian Kelly McPeek, PS 8517

**Parcel No.** Part of: 35-10-71-05-000 (+/- 2.528 ac.)

DESCRIPTION  
APPROVED

By: Re 3/12/21



Date 3/12/21

Fee Paid