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Benjamin T. Moore, Jr.
OR 2957-161
Part of: 35-10-71-25-000
Tract 2
+/-4.347 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Licking, Quarter Township 1, Township 2, Range 9, United States Military Lands, being part of the lands now owed by Benjamine T. Moore, Jr. as recorded in OR 2957-161 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (graves) at the northeast corner of Lot 4, Thomas Will's Sub. (PB A-O, Page 114), thence the following three courses:

1. N 87°16'10" W a distance of 127.30 feet to an iron pin found (5/8");
2. N 02°06'58" E a distance of 600.56 feet to a point at the northeast corner of the lands now owned by Robert L. Shepherd, III & Shirley N. Shepherd (OR 2803-602);
3. continuing, N 02°06'58" E a distance of 207.22 feet to a point on the common line of said Moore, Jr.'s lands and the lands now owned by Lynette Mealey (OR 2933-213), the principal place of beginning, passing an iron pin set at 129.81 feet;

thence going through said Moore, Jr.'s lands the following six (6) courses:

1. S 89°45'35" W a distance of 357.87 feet to an iron pin set, passing an iron pin set at 18.32 feet;
2. S 84°04'00" W a distance of 421.19 feet to an iron pin set;
3. N 02°37'02" E a distance of 174.74 feet to an iron pin set;
4. N 31°57'30" E a distance of 215.68 feet to an iron pin set;
5. N 70°36'59" E a distance of 336.99 feet to an iron pin set;
6. S 03°05'07" W a distance of 33.89 feet to a point at the northwest corner of the lands now owned by Benjamin T. Moore, Jr. (DR 802-45);

thence with the common line of said Moore, Jr./Moore, Jr.'s lands the following two (2) courses:

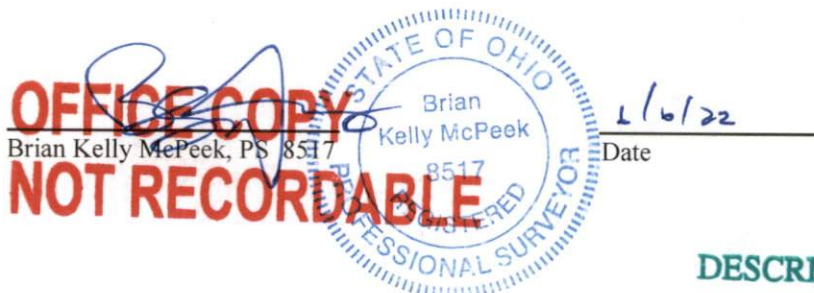
1. S 03°05'07" W a distance of 367.55 feet to an axle found, passing an axle found at 8.38 feet;
2. N 63°17'53" E a distance of 409.75 feet to a point in the center of Prior Road (T-406), being the west line of said Mealey's lands, passing a pipe found (1") at 390.10 feet;

thence with the west line of said Mealey's lands, S 02°06'58" W a distance of 207.76 feet to the principal place of beginning, containing 4.347 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 4.347 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 12th, 2022.



DESCRIPTION
APPROVED

By: Dmg 6/6/2022