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Happy Valley Pickrell Farms, LLC

OR 2844-599

Part of: 44-02-03-07-000

+/- 34.774 Ac.

Tract Two

Situated in the State of Ohio, County of Muskingum, Township of Muskingum and being part of the Fractional Section 3, Township 2 North, Range 8 West, United States Military Lands, also being part of the lands now owned by Happy Valley Pickrell Farms, LLC as recorded in OR 2844-599 of the Muskingum County Recorder's Office more fully described as follows.

Beginning at an iron pin found (graves) at the northeast corner of the south half of said fractional section, thence with the half section line, thence with the east line of said fractional section, S 02°09'10" W a distance of 103.58 feet to an iron pin found (biedenbach);

thence continuing with said east line, S 02°10'49" W a distance of 2468.44 feet to a mag nail set at the southeast corner of said fractional section, passing iron pins found (biedenbach) at 728.60 feet, 0.59 feet east, 996.27 feet, 1262.75, 1529.41 feet, an iron pin found (5/8") at 1634.33 feet and 2109.49 feet, 0.19 feet east;

thence with the south line of said fractional section, N 87°51'32" W a distance of 545.36 feet to a point in the road bed of New Riley Road (T-152), being the southeast corner of the lands now owned by Jeffrey John Pickrell (OR 2844-592);

thence with the westerly line of said Happy Valley Pickrell Farms, LLC's lands the following three (3) courses:

1. N 02°50'06" E a distance of 229.22 to an iron pin set, passing an iron pin set at 20.51 feet;
2. N 87°09'58" W a distance of 212.70 to an iron pin found (graves), passing an axle found at 105.00 feet;
3. N 09°24'18" E a distance of 249.92 to an iron pin found (graves);

thence going through said Happy Valley Pickrell Farms, LLC's lands the following two (2) courses:

1. N 24°39'44" E a distance of 427.21 feet to point, passing an iron pin set at 422.21 feet;
2. N 02°10'49" E a distance of 1696.73 feet to an iron pin set on the half section line of said fractional section, being the south line of the lands now owned by Richard E. Collins (OR 2147-383), passing an iron pin set at 1691.73 feet;

thence with said half section line, S 87°57'28" E a distance of 560.59 feet the principal place of beginning, containing a total of 34.774 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 34.774 acre parcel is based on a field survey made by McPeek Land Surveying on November 16th, 2023.



DESCRIPTION

APPROVED

By: MB 11-30-2023