

**Description of a 1.367 Acre Tract
Township of Muskingum
County of Muskingum
State of Ohio**

Situated in the State of Ohio, County of Muskingum, and the Township of Muskingum: Being part of the third quarter of Township 2, Range 8, U.S. Military Lands, also being part of Lot 2 of Plow Share Acres, Plat Book 12, Page 62, containing 1.367 acres and being part of a 3.977 (measured) parcel conveyed to Jonathon T. Campbell as described in Deed Volume 2874, Page 566 (record references to those of the Records Office, Muskingum County, Ohio), also being part of Auditors Parcel #44-14-02-17-000 and being more particularly described as follows:

Commencing from a point in Welsh Road (Twp. Road 471) at the southwest corner of said Lot 2 of Plow Share Acres, thence, S 87°54'40" E, 581.34 feet, passing a 5/8" rebar found at 420.87 feet, to an iron pin set, said pin is set in a southerly line of said 3.977 acre tract and a northerly line of a 2.501 acre tract conveyed to Troy L. Hale as described in Deed Volume 2795, Page 358, pin is also the **TRUE POINT OF BEGINNING** of the 1.367 acre tract herein described,

Thence, N 19°56'02" E, 332.61 feet, across said 3.977 acre tract to an iron pin set in a southerly right-of-way line of Winter Wood Drive and a northerly line of said 3.977 acre tract.

Thence, S 67°32'58" E, 67.89 feet, along a southerly right-of-way line of Winter Wood Drive and a northerly line of said 3.977 acre tract to an iron pin set,

Continuing along said lines, with a curve to the right, said curve having a radius of 142.46 feet, arc length of 173.14 feet, chord bearing of S 33°06'54" E, a total chord length of 162.67 feet, to a found 3/4" rebar,

Continuing is said lines, S 02°21'16" W, 160.07 feet, to a found 3/4" rebar, said rebar being the southeast corner of said 3.977 acre tract and the northeast corner of a 2.501 acre tract conveyed to Troy L. Hale as described in Deed Volume 2795, Page 358,

Thence, N 87°54'40" W, 258.61 feet, along a northerly line of said 2.501 acre tract and a southerly line of said 3.977 acre tract, to an iron pin set, returning to the **TRUE POINT OF BEGINNING** of the parcel herein described, containing 1.367 acres.

All iron pins set are 5/8" rebar, 30 inches long with orange I.D. cap labeled "SLONE S-8751".

Basis of Bearings for the above legal description is based on True North derived from GPS observations using ODOT VRS Network Stations Converted to the Ohio State Plane, South Zone, Horizontal Datum NAD83(2011).

Subject to all legal easements, restrictions, and right-of-ways of record.

This description is based on an actual field survey of the premises performed December, 2022 under my supervision, PS Registration No. 8751.



OFFICE COPY

NOT RECORDABLE

John C. Slone

Ohio Professional Surveyor No. 8751

DESCRIPTION

APPROVED

By:

[Signature]

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/22/22
Date

Fee Paid