

Description of Parcel # 2 (40.346 Acres)

17. thence South $15^{\circ}43'53''$ West a distance of 587.22 feet to a point in the north line of a 3.98 acres tract as conveyed to Douglas E. and Mary K. Brown by Volume 2910, Page 561 of the Muskingum County Recorder's Office;

thence, leaving the road and with the north line of said Brown property, North $65^{\circ}04'09''$ West a distance of 452.72 feet to a point in the Muskingum River at the low water line as surveyed by Loren Camp in May 19, 1984, passing through two $5/8''$ iron pins found uncapped at distances of plus 25.40 feet and plus 214.87 feet, respectively;

thence, with said low water line, North $05^{\circ}58'38''$ West a distance of 2,083.48 feet to a point in the north line of Lot 13;

thence, with the north Lot 13, North $89^{\circ}32'20''$ East a distance of 1,058.52 feet to the **POINT OF BEGINNING**, passing through an $5/8''$ iron pin found uncapped at a distance of 155.27 feet and passing through two $5/8''$ iron pins set at distances of plus 927.96 feet and plus 1,028.52 feet, respectively;

containing 40.346 acres, more or less, out of Parcel No. 70-13-02-05-000.

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

Subject to the right-of-way of State Route No. 666.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are $5/8''$ x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of Lot No. 13 used as an assumed bearing of North $89^{\circ}32'20''$ East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 24, 2020. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 1059, Page 489 and Volume 1142, Page 426.

OFFICE COPY

NOT RECORDABLE

Date *March 1, 2022* Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

Cc: Survey File: GB-3601F

DESCRIPTION

APPROVED

By: *[Signature]* 3/1/22

