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**Marion Keith Dilley  
OR 2223-877**

**+/-56.194 Acres**

**(+/-9.949 Ac. being in the river)**

**Part of: 06-01-05-16-000 (+/- 11.170 Acres)**

**Part of: 06-01-08-01-000 (+/- 45.024 Acres)**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, South Half of Fractional Section 5 and the North Half of Fractional Section 8, T12, R12. Being part of the lands now owned by Marion Keith Dilley as recorded in OR 2223-877 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at a stone found at the northeast corner of said Fractional Section 8, thence S 62°57'05" W a distance of 2079.82 feet to a point in the center of South River Road (SR-60) on the north line of the lands now owned by Paul J. & Lisa S. Fair (OR 2318-862), the principal place of beginning;

Thence with the north line of said Fair's lands, S 76°04'09" W a distance of 1494.21 feet to a point in the center of the Muskingum River, being on the common line of Blue Rock and Harrison Townships, passing an iron pin set at 47.50 feet and a pipe found (3") at 1198.17 feet;

Thence with the center of said Muskingum River, being the township line, the following two (2) courses:

1. N 17°35'12" W a distance of 662.32 feet to a point;
2. N 14°08'21" W a distance of 1192.10 feet to a point, being the southwest corner of the lands now owned by Keith Dilley & Fred Dilley, ETAL (OR 2681-503);

Thence with the south line of said Dilley, ETAL's lands, S 87°20'52" E a distance of 1555.06 feet to a point in the center of said SR-60, passing iron pins set at 367.04 and 1490.32 feet;

Thence with the center of said SR-60 the following three (3) courses:

1. S 16°01'35" E a distance of 615.92 feet to a point;
2. S 16°05'49" E a distance of 277.37 feet to a point;
3. S 15°51'33" E a distance of 516.86 feet to the place of beginning, containing 56.194 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 56.194 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on June 4<sup>th</sup>, 2021



DESCRIPTION

APPROVED

By: AK 7/15/2021