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William L. Sowers
OR 3058-636, Parcel Two
+/-45.726 Acres
Tract Two
Part of: 08-70-08-07-000

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Southeast Quarter of Section 8, Township 10, Range 13, Congress Land East of the Scioto River. Being part of the lands now owned by William L. Sowers as recorded in OR 3058-636, Parcel Two of the Muskingum County Recorder's office and more particularly described as follows.

Beginning at an iron pin set at the southeast corner of said southeast quarter, thence with the south line of said Section 8, N 86°31'22" W a distance of 1451.30 feet to a point in the center of Center Road (SR-555), passing an iron pin found at 1268.99 feet, 2.36 feet south of line;

thence with the center of said Center Road the following four (4) courses:

1. N 29°18'10" E a distance of 73.66 feet to a point;
2. with a curve turning to the left with an arc length of 301.05 feet, with a radius of 693.10 feet, with a chord bearing of N 16°13'00" E, a distance of 298.69 feet to a point;
3. N 04°29'20" E a distance of 263.63 feet to a point;
4. with a curve turning to the right with an arc length of 212.48 feet, with a radius of 479.92 feet, with a chord bearing of N 16°18'10" E, a distance of 210.75 feet to a point at the intersection of said Center Road and the center of Morningstar Road (T-253);

thence with the center of said Morningstar Road the following eight (8) courses:

1. N 60°02'38" W a distance of 42.63 feet to a point;
2. with a curve turning to the left with an arc length of 48.60 feet, with a radius of 195.06 feet, with a chord bearing of N 71°05'22" W, a distance of 48.48 feet to a point;
3. N 85°07'21" W a distance of 27.15 feet to a point;
4. with a curve turning to the right with an arc length of 242.01 feet, with a radius of 213.41 feet, with a chord bearing of N 56°05'33" W, a distance of 229.25 feet to a point;
5. N 24°38'42" W a distance of 86.07 feet to a point;
6. with a curve turning to the left with an arc length of 223.65 feet, with a radius of 297.64 feet, with a chord bearing of N 51°29'43" W, a distance of 218.43 feet to a point;
7. with a compound curve turning to the left with an arc length of 388.09 feet, with a radius of 1904.81 feet, with a chord bearing of N 75°04'57" W, a distance of 387.42 feet to a point;
8. with a reverse curve turning to the right with an arc length of 81.58 feet, with a radius of 1195.01 feet, with a chord bearing of N 81°13'49" W, a distance of 81.57 feet to a point at the south east corner of the lands now owned by Lynn D. Tatro (OR 2330-172);

thence with the east line of said Tatro's lands, N 02°55'35" E a distance of 70.09 feet to an iron pin set at the northwest corner of said Parcel Two of OR 3058-636, passing a pipe found (1") at 25.44 feet;

thence with the north line of said Parcel Two, S 85°55'21" E a distance of 2292.03 feet to a stone found on the east line of said Section 8, passing an iron pin found (biedenbach) at 1207.01 feet and an iron pin found (5/8" bent and spun) at 1276.47 feet;

thence with the east line of said Section 8, S 03°26'40" W a distance of 1307.12 feet to the principal place of beginning, passing an iron pins found (emler) at 130.53 feet and 1175.27 feet, containing 45.726 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 45.726 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 16th, 2023.



DESCRIPTION

APPROVED

By: Arc 8/21/23