

Being a parcel of land located in the Southeast Quarter of Section No.8, Township 10, Range 13, Brush Creek Township, Muskingum County, Ohio, further being part of the Martin M. Yoder and Abe M. Yoder property recorded in Official Record 3166, Page 912, and bounded and described as follows:

Commencing at a five-eighth inch iron pin found, capped "McPeek 8517", locating the Southeast corner of said Section No.8;

thence North 86deg. 31min. 22sec. West 668.00 feet along the South line of said Section No.8, and the property line between the grantor and a 40.05 acre tract belonging to Chad Evans (reference- Official Record 2194, Page 545) to a three-quarter inch iron pipe set;

thence North 03deg. 26min. 40sec. East 583.94 feet to a three-quarter inch iron pipe set for the point of beginning;

thence from this true point of beginning North 80deg. 09min. 18sec. West 682.93 feet (passing through a three-quarter inch iron pipe at 661.17 feet) to a point in the center of Center Road (State Route No.555);

thence along the center of Center Road the following four courses and distances:

- 1.) with a curve turning to the right with an arc length of 173.98 feet, with a radius of 479.92 feet, and with a chord bearing and distance of North 18deg. 36min. 04sec. East 173.03 feet along the property line between the grantor and a 31.993 acre tract belonging to Dakota and Leah Sowers (reference- Official Record 3166, Page 71) to the intersection with Morningstar Road;
- 2.) North 35deg. 27min. 26sec. East 364.20 feet to a point;
- 3.) North 28deg. 19min. 49sec. East 117.65 feet to a point, and
- 4.) North 20deg. 09min. 05sec. East 79.21 feet to the North line of the South half of the Southeast quarter of Section No.8;

thence South 85deg. 56min. 04sec. East 368.11 feet (passing through a five-eighth inch iron pin at 20.69 feet) along said North line and the property line between the grantor and a 15.77 acre tract belonging to Kayla and Jeremy Anderson (reference- Official Record 2853, Page 731) to a three-quarter inch iron pipe set;

thence South 03deg. 26min. 40sec. West 730.56 feet to the point of beginning and containing 8.598 acres, more or less.

This legal description prepared by John G. Eppley, Reg. Sur. No.6410, based on a field survey in October, 2023.

Three-quarter inch iron pipes set are 30 inches long with identification caps, "JGE 6410".

Reference- Official Record 3166, Page 912

Subject to all easements, right of ways, restrictions, reservations, etc. of record and those that maybe implied.

The bearings for this survey are for angle calculations only and are to an assumed meridian.

Subject to the right of way of Center Road (State Route No.555).

Being part of Parcel No.08-70-03-07-000 8.598 acres.

**OFFICE COPY
NOT RECORDABLE**

John G. Eppley
John G. Eppley _____ 6410
Reg. Sur. No.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



**DESCRIPTION
APPROVED**

By: *MB* 11-2-2023

Date 11/2/23 Fee Paid _____