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William L. Sowers
OR 3058-636, Parcel Two
+/-31.993 Acres
Tract One
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 found (5/8") at the southwest corner of said southeast quarter, thence N 02°56'18" E a distance of 1334.80 feet to a point in the center of Morningstar Road (T-253), passing an iron pin found (5/8") at 1317.28 feet;

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

1. with a curve turning to the left with an arc length of 378.77 feet, with a radius of 1195.01 feet, with a chord bearing of S 74°06'21" E, a distance of 377.19 feet to a point;
2. with a reverse curve turning to the right with an arc length of 388.09 feet, with a radius of 1904.81 feet, with a chord bearing of S 75°04'57" E, a distance of 387.42 feet to a point;
3. with a compound curve turning to the right with an arc length of 223.65 feet, with a radius of 297.64 feet, with a chord bearing of S 51°29'43" E, a distance of 218.43 feet to a point;
4. S 24°38'42" E a distance of 86.07 feet a point;
5. with a curve turning to the left with an arc length of 242.01 feet, with a radius of 213.41 feet, with a chord bearing of S 56°05'33" E, a distance of 229.25 feet to a point;
6. S 85°07'21" E a distance of 27.15 feet a point;
7. with a curve turning to the right with an arc length of 48.60 feet, with a radius of 195.06 feet, with a chord bearing of S 71°05'22" E, a distance of 48.48 feet to a point;
8. S 60°02'38" E a distance of 42.63 feet a point at the intersection of said Morningstar Road where it meets the center of Center Road (SR-555);

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

1. with a curve turning to the left with an arc length of 212.48 feet, with a radius of 479.92 feet, with a chord bearing of S 16°18'10" W, a distance of 210.75 feet to a point;
2. S 04°29'20" W a distance of 263.63 feet a point;
3. with a curve turning to the right with an arc length of 301.05 feet, with a radius of 693.10 feet, with a chord bearing of S 16°13'00" W, a distance of 298.69 feet to a point;
4. S 29°18'10" W a distance of 73.66 feet a point on the south line of said Section 8;

thence with the south line of said Section 8, N 86°31'42" W a distance of 1115.27 feet to the principal place of beginning, containing 31.993 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 31.993 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 16th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 8/21/23

DESCRIPTION
APPROVED

By: Dr. Shahan