

9. **N 00 degrees 55'21" E a distance of 117.84 feet** along the section line and along the centerline of said road to the TRUE PLACE OF BEGINNING.

Containing 9.404 acres and subject to all easements, right of ways, and restrictions of record.

Also, subject to an existing 50 foot easement recorded in O.R. Vol. 3181 Page 582.

Also, subject to a 50 foot easement for ingress and egress described as follows:

Situated in the Township of Cass, Part of the Southwest Quarter of Section 8, Second Quarter, T-3 N, R-8 W, United States Military Lands, County of Muskingum, and State of Ohio;

Also being part of the lands of Maven Investments LLC in O.R. Vol. 3181 Page 582, (PART of PPN 10-04-08-04-001).

Commencing at a stone found marking the northwest corner of the southwest quarter of section 8, thence **S 00 degrees 55'21" W at a distance of 84.11 feet** along the section line and along School House Rd. (T.R. 118) to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following **TWO (2) COURSES** along the centerline of said easement;

1. **S 73 degrees 21'01" E a distance of 306.62 feet** through the lands of said Maven Investments LLC to a point;
2. **S 16 degrees 39'17" W a distance of 32.14 feet** through the lands of said Maven Investments LLC to a point and THERE ENDS.

Bearings from – Grid North, Ohio State Plane Coordinate System, South Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703, on September 19, 2024.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION

APPROVED

By: Caleb Jerome Galbraith

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



12/25
DATE