



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.000 Acres

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 160.96 feet** along the section line and along School House Rd. (T.R. 118) to a point witnessed by an iron pin set S 81 degrees 40'43" E at a distance of 13.48 feet being the TRUE PLACE OF BEGINNING;

Thence with the Following **FIVE (5) COURSES**;

1. **S 81 degrees 40'43" E a distance of 526.49 feet** through the lands of said Maven Investments LLC to an iron pin set;
2. **S 05 degrees 12'14" W a distance of 385.79 feet** along the west line of Matthew C. Shupert and Allison L. Shupert (O.R. Vol. 2367 Page 717) to a 5/8 inch rebar capped "AMD";
3. **S 36 degrees 53'42" E a distance of 120.72 feet** along the west line of said Matthew C. Shupert and Allison L. Shupert to a 5/8 inch rebar capped "AMD";
4. **N 88 degrees 16'54" W a distance of 567.38 feet** along the north line of Curtis D. Guthrie, Trustee and Lorraine M. Guthrie, Trustee (O.R. Vol. 3080 Page 867) to a point in said road witnessed by a 1/2 inch pipe found at a distance of 19.47 feet;
5. **N 00 degrees 55'21" E a distance of 540.00 feet** along the section line and along the centerline of said road to the TRUE PLACE OF BEGINNING.

Containing 6.000 acres and subject to all easements, right of ways, and restrictions of record.

Also, having access through a 50 foot easement for ingress and egress described as follows:

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