

**DESCRIPTION OF A
3.454 ACRE TRACT
TOWNSHIP OF CLAY
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, County of Muskingum, Township of Clay, also being Part of Section 11, Township 14 North, Range 14 West of the Congress Lands East of The Scioto River, also being PART of the H. Glenn Ihinger property Recorded in Official Record Book 3033, Page 638, Recorder's Office, Muskingum County, Ohio and further being ALL of Parcel No. 13-40-11-21-000 and PART of Parcel No.'s 13-40-11-18-000 and 13-40-11-22-000, Auditor's Office, Muskingum County, Ohio and being more Particularly Bounded and Described as Follows:

Commencing for Reference at a 5/8" Iron Pin w/ a Yellow ID Cap Stamped "Biedenbach Surveying, LLC PS 7881" (Found), said Iron Pin (Found) being the Center of Section No. 11, said Iron Pin (Found) also being the Southwesterly Corner of the H. Glenn Ihinger property, said Iron Pin (Found) also being the Southeasterly Corner of the Taryn Burkett Sanders and Skyler Sanders property Recorded in Official Record Book 3239, Page 948, Recorder's Office, Muskingum County, Ohio, said Iron Pin (Found) also being on the Northerly Line of the Firman W. Yoder property Recorded in Official Record Book 3251, Page 675, Recorder's Office, Muskingum County, Ohio, said Iron Pin (Found) is referenced by a 5/8" Iron Pin (Found) that bears South 04°17'44" West a Distance of 9.32 FT, said Iron Pin (Found) also being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **NORTH 04°25'53" EAST** a Distance of **161.37 FT** along the Westerly Line of the H. Glenn Ihinger property, along the Easterly Line of the Taryn Burkett Sanders and Skyler Sanders property, passing a 5/8" Iron Pin w/ a Yellow ID Cap Stamped "Biedenbach Surveying, LLC PS 7881 (Found) at 131.37 FT to a Point on the Centerline of Township Road No. 132 (AKA Rider Road, Asphalt Surfaced, Assumed Right of Way Width of 40.00 FT), said Point also being the Northwesterly Corner of the H. Glenn Ihinger property, said Point also being the Northeasterly Corner of the Taryn Burkett Sanders and Skyler Sanders property, said Point also being the Southwesterly Corner of the John M. and Tracy L. Abel property Recorded in Official Record Book 3099, Page 890, Recorder's Office, Muskingum County, Ohio, said Point also being the Southeasterly Corner of the Kalyn P. and Jenelle M. Simpson property Recorded in Official Record Book 3239, Page 930, Recorder's Office, Muskingum County, Ohio;

Thence **SOUTH 47°29'39" EAST** a Distance of **90.88 FT** along the Centerline of Township Road No. 132, along the Northerly Line of the H. Glenn Ihinger property, along the Southerly Line of the John M. and Tracy L. Abel property to a Point, said Point being the Southeasterly Corner of the John M. and Tracy L. Abel property;

Thence **NORTH 06°27'36" EAST** a Distance of **238.51 FT** along the Westerly Line of the H. Glenn Ihinger property, along the Easterly Line of the John M. and Tracy L. Abel property, passing a 5/8" Iron Pin w/ a Red ID Cap Stamped "RLS 5410" (Found) at 29.44 FT to a Point, said Point being the Northwesterly Corner of the H. Glenn Ihinger property;

Thence **SOUTH 85°59'35" EAST** a Distance of **336.92 FT** along the Northerly Line of the H. Glenn Ihinger property, along the Southerly Line of the John M. and Tracy L. Abel property, passing a 1.5" x 1.5" SQ Steel Rod (Found) at 155.76 FT to a 1/2" Iron Pin (Found), said Iron Pin (Found) being the Southeasterly Corner of the John M. and Tracy L. Abel property;

Thence **NORTH 63°56'19" EAST** a Distance of **669.60 FT** along the Westerly Line of the H. Glenn Ihinger property, along the Easterly Line of the John M. and Tracy L. Abel property to a 5/8" Iron Pin w/ a Yellow ID Cap Stamped "Graves 5792" (Found);

Thence **SOUTH 45°02'51" WEST** a Distance of **443.60 FT** across the H. Glenn Ihinger property to a Iron Pin (Set);

Thence **SOUTH 70°41'15" WEST** a Distance of **658.40 FT** across the H. Glenn Ihinger property passing Iron Pins (Set) at 256.74 FT and 623.40 FT to a Point on the Centerline of Township Road No. 132;

Thence **SOUTH 51°06'42" EAST** a Distance of **42.07 FT** along the Centerline of Township Road No. 132, across the H. Glenn Ihinger property to a Point;