

Thence **SOUTH 54°38'12" EAST** a Distance of **109.86 FT** along the Centerline of Township Road No. 132, across the H. Glenn Ihinger property to a Point, said Point being the Northeasterly Corner of the Firman W. Yoder property;

Thence **NORTH 86°31'30" WEST** a Distance of **231.39 FT** along the Southerly Line of the H. Glenn Ihinger property, along the Northerly Line of the Firman W. Yoder property, passing a 5/8" Iron Pin w/ a Blue ID Cap Stamped "Schell 7314" (Found) at 30.00 FT to the **TRUE PLACE OF BEGINNING** containing **3.454 ACRES** more or less, subject to all easements, restrictions, and rights-of-way or record.

In the Above Described **3.454 ACRE TRACT**, **0.25 ACRES** are **ALL** of Parcel No. **13-40-11-21-000**, **2.083 ACRES** are **Part of** Parcel No. **13-40-11-18-000**, and **1.121 ACRES** are **Part of** Parcel No. **13-40-11-22-000**.

The bearings described herein are based on Grid North, Ohio State Plane Coordinates, Ohio South Zone, NAD83(2011) as based upon geodetic observations using the Ohio VRS network on the custom ODOT Low Distortion System – Muskingum County and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in March 2025 and also from deeds and plats of record, Recorder's Office, Muskingum County, Ohio.

"NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 13-40-11-03-001"

**OFFICE COPY
NOT RECORDABLE**

James R. Wolfe
Ohio Registered Surveyor No. 8714

April 21, 2025
Date

**DESCRIPTION
APPROVED
By:** [Signature]



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
4/29/25
DATE