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Edwards Estate, LLC  
OR 2994-178  
+/-2.500 Ac.  
Part of: 17-51-03-38-000

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Township 3, T1, R8 and being part of Lot 10 in Monroe-Duncan Subdivision, DR "P"-519 and being part of the lands now owned by Edwards Estate, LLC as recorded in OR 2994-178 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (baseline) at the southeast corner of Lot 10, Monroe-Duncan Subdivision, DR "P"-519, thence with the east line of said Lot 10, N 02°20'24" E a distance of 347.46 feet to an iron pin set, the principal place of beginning;

Thence going through said Edwards Estate, LLC's lands the following two (2) courses:

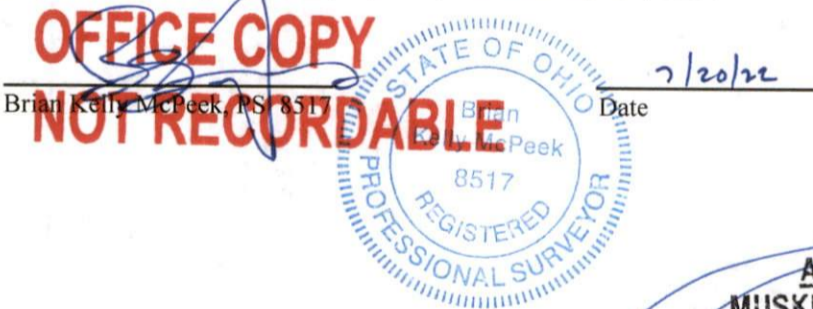
1. N 55°32'21" W a distance of 439.67 feet to an iron pin set;
2. N 16°15'38" E a distance of 291.58 feet to a point in the center of Jersey Ridge Road (CR-296);

Thence with the center of said Jersey Ridge Road, S 54°17'00" E a distance of 361.91 feet to a point on the east line of said Lot 10;

Thence with the east line of said Lot 10, S 02°20'24" W a distance of 317.69 feet to the principal place of beginning, passing an iron pin found (5/8") at 30.00 feet, 2.56 feet west of line, containing a total of 2.500 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.

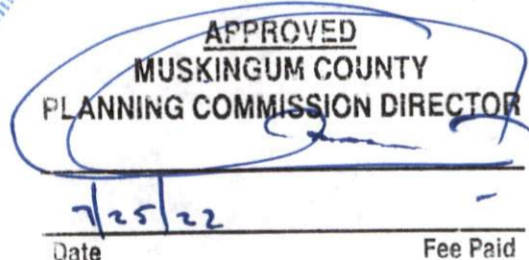
The above described 2.500 acres parcel is based on a field survey made by McPeek Land Surveying on January 29<sup>th</sup>, 2021, February 20<sup>th</sup>, 2021, April 9<sup>th</sup>, 2021 and July 18<sup>th</sup>, 2022.



DESCRIPTION

APPROVED

By: BMB 7-25-2022



Date

Fee Paid