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Charlotte Folan
DR 719-157
All of: 25-24-15-17-000
+/- 3.557 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being part of Fractional Section 14 and Fractional Section 15, Township 1, Range 9, USMD and being all of the lands now owned Charlotte Folan as recorded in DR 719-157 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (baseline) at the southeast corner of said Fractional Section 15, thence N 24°31'46" E a distance of 696.18 feet to a point in the center of Flint Ridge Road (CR-8), the principal place of beginning;

Thence leaving the center of said road and going with the north line of the lands now owned by David E. Thornton (DR 701-49), N 80°40'51" W a distance of 527.23 feet to a pipe found (1") on the southeast corner of the lands now owned by Henrietta H. Winland & Dolleen Burns (OR 2493-460), passing an iron pin found (5/8" no cap) at 55.55 feet;

Thence with the east line of said Winland & Dolleen's lands, N 02°21'35" E a distance of 509.62 feet to a point in the center of said Flint Ridge Road, passing an iron pin found (5/8" no cap, bent & spun) at 485.69 feet;

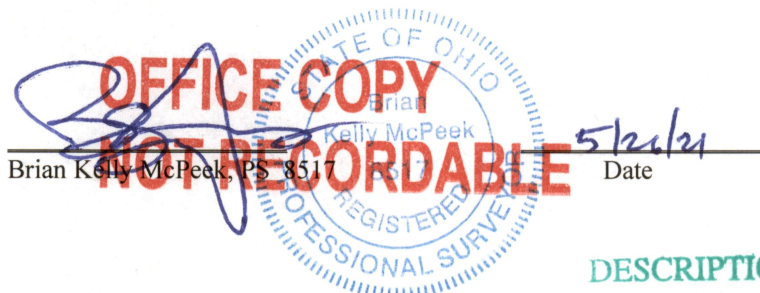
Thence with the center of said Flint Ridge Road the following eleven (11) courses:

1. S 60°22'29" E a distance of 10.91 feet to a point;
2. S 60°26'36" E a distance of 28.84 feet to a point;
3. S 51°15'36" E a distance of 48.21 feet to a point;
4. S 45°33'15" E a distance of 180.53 feet to a point;
5. S 44°49'42" E a distance of 130.06 feet to a point;
6. S 37°35'38" E a distance of 93.36 feet to a point;
7. S 26°13'01" E a distance of 59.23 feet to a point;
8. S 22°11'22" E a distance of 65.22 feet to a point;
9. S 28°23'19" E a distance of 66.01 feet to a point;
10. S 37°58'18" E a distance of 71.97 feet to a point;
11. S 44°09'40" E a distance of 33.19 feet to a point, the place of beginning, containing a total of +/- 3.557 acres more or less (Sec. 15 +/-2.343 Ac. & Sec. 14 +/-1.214 Ac.), 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.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 3.557 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 26th, 2021.



DESCRIPTION

APPROVED

By: AK 6/17/21