

Adjoiner Split from Verba Bear Lands in Hopewell Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of Quarter Township 3, Township 1, Range 9, United States Military Lands, and being part of the lands presently owned by Verba Bear, as per Official Record 2093, Page 752, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found at the northwest corner of Outlot 4, of Mt. Sterling, as per DR "K", Page 726, and being the northwest corner of lands presently owned by Anelia and Chase Rice, (OR 3070-720);

Thence along the west line of said Rice lands, and the west line of lands presently owned by Charles F. and Ruth E. Bugglin, DR 618-155, South 03 degrees 38 minutes 00 seconds West, 318.78 feet to a point in the centerline of US Rte. 40, (West Pike), passing an axle found at 205.18 feet;

Thence along the centerline of said road, North 86 degrees 01 minutes 16 seconds West, 218.18 feet to a point;

Thence through the lands presently owned by Verba Bear, (OR 2093-752), North 08 degrees 07 minutes 32 seconds West, 369.01 feet to an axle found, on the southwest corner of lands presently owned by Henry E. Knaup, (OR 3055-436), passing a concrete monument found disturbed at 138.14 feet;

Thence along the south line of said Knaup lands, and the south lines of lands presently owned by Thomas A. and Peggy A. Passwater, (DR 1026-119) and Jody A. and Jeffrey S. Hedges, (OR 3243-278, and OR 2602-762), North 85 degrees 21 minutes 58 seconds East, 296.46 feet to an axle found, on the west line of Mt. Sterling, (DR "K", Page 726), passing an iron pipe found at 65.82 feet, and being perpendicular and south of the line 0.19 feet, and passing an iron pipe found at 230.50 feet;

Thence along the west line of said Mt. Sterling, South 03 degrees 38 minutes 00 seconds West, 86.43 feet to the principal place of beginning, containing 2.27 acres, more or less, and being part of Auditor's Parcel Number 25-40-41-62-000, (+- 0.66 acres in R\W of US Rte. 40).

The above described tract is 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.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per G.P.S. observations.