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LLC

**Benjamin T. Moore, Jr.**

**OR 2957-161**

**Part of: 35-10-71-25-000**

**Tract 1**

**+/-5.227 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Licking, Quarter Township 1, Township 2, Range 9, United States Military Lands, being part of the lands now owed by Benjamine T. Moore, Jr. as recorded in OR 2957-161 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin found (graves) at the northeast corner of Lot 4, Thomas Will's Sub. (PB A-O, Page 114), thence the following two courses:

1. N 87°16'10" W a distance of 127.30 feet to an iron pin found (5/8");
2. N 02°06'58" E a distance of 600.56 feet to a point at the northeast corner of the lands now owned by Robert L. Shepherd, III & Shirley N. Shepherd (OR 2803-602), the principal place of beginning;

thence with the perimeter of said Shepherd's lands the following two (2) courses:

1. N 87°10'42" W a distance of 377.87 feet to an iron pin found (newcome), passing an iron pin found at 20.85 feet;
2. S 02°04'49" W a distance of 230.39 feet to an iron pin found (5/8" spun) at the northwest corner of the lands now owned by Robby J. Bishop (OR 2188-745);

thence with the north line of the lands now owned by Travis M. & Nolly B. Holbrook, N 87°07'33" W a distance of 251.94 feet to an iron pin found (newcome) at the northeast corner of the lands now owned by Robert Boyle & Paula Mary (OR 3007-829);

thence with the north line of said Boyle & Mary, N 87°12'44" W a distance of 148.09 feet to an iron pin set; thence going through said Moore, Jr.'s lands the following three (3) courses:

1. N 02°37'02" E a distance of 354.20 feet to an iron pin set;
2. N 84°04'00" E a distance of 421.19 feet to an iron pin set;
3. N 89°45'35" E a distance of 357.87 feet to a point on the east line of said Moore, Jr.'s lands,

passing an iron pin set at 339.54 feet;

thence with the east line of said Moore, Jr.'s lands, S 02°06'58" W a distance of 207.22 feet to the principal place of beginning, passing an iron pin set at 77.41 feet, containing 5.227 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.

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

The above described 5.227 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 12<sup>th</sup>, 2022.

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



6/6/22  
Date



6/2/22  
Date

Fee Paid

**DESCRIPTION**

**APPROVED**

By: DMB 6/6/2022