

47-54-05-06-000



Cardinal Precision Surveying, LLC

Philo, Ohio

Description of a 0.337 Acre Parcel

Situated in the Township of Newton, County of Muskingum and State of Ohio, being part of the Northeast Quarter of Section 24, Township 17 North, Range 15 West, Congress Lands, and being all of the same parcels as conveyed to Trevor G. Eversole and Megan L. Snyder in (All of PN 47-54-05-07-000 & All of PN 47-54-05-06-000) as recorded in OR Bk. 2072, Pgs. 709 & 711, of the Muskingum County Records and being more particularly described as follows:

BEGINNING at the northeast corner of the Southeast Quarter of said Section 24; Thence along the easterly line of the Southeast Quarter of said Section 24, South $03^{\circ}41'37''$ West, a distance of 134.95 feet to a $5/8''$ iron rebar stamped "5792" found at the southeast corner of a parcel conveyed to Kathy Leigh Combs in OR Bk. 1561, Pg. 856 of said County Records; Thence along the southerly line of said Combs parcel, South $74^{\circ}00'35''$ West, a distance of 859.15 feet to a 1" pinch top iron pipe found at the southwest corner of said Combs parcel, and passing on line a $5/8''$ iron rebar stamped "5792" found at 92.32 feet; Thence along the westerly line of said Combs parcel, North $22^{\circ}26'33''$ West, a distance of 549.14 feet to the southwest corner of a parcel conveyed to Daniel C. Hiles and Marsha K Hiles in Deed Bk. 998, Pg. 240 of said County Records, and passing on line a $5/8''$ iron rebar stamped "5792" found at 404.99 feet and a $5/8''$ iron rebar stamped "5792" found at 538.96 feet; Thence along the southerly line of said Hiles Parcel, North $63^{\circ}20'30''$ East, a distance of 71.23 feet to a "5451" capped iron pin found at the southeast corner of said Hiles parcel and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Course No. 1; Thence along the easterly line of said Hiles parcel, North $21^{\circ}15'43''$ West, a distance of 146.06 feet to the centerline of Old Town Road (County Road 652, formerly State Route 22, 60' Wide), and passing on line a "5451" capped iron pin found at 116.10 feet;

Course No. 2; Thence 110.79 feet along the arc of a non-tangent curve to the right, said curve having a radius of 955.37 feet, a delta of $06^{\circ}38'40''$, being subtended by a chord bearing North $76^{\circ}53'31''$ East, a chord length of 110.73 feet to the northwest corner of a parcel conveyed to James P. Stoneburner and Barbara Ann Stoneburner in Or Bk. 2454, Pg. 50 of said County Records;

Course No. 3; Thence along the westerly line of said Stoneburner parcel, South $21^{\circ}15'43''$ East, a distance of 120.00 feet to a bent axle iron found on the northerly line of said Combs parcel, and passing on line a $3/4''$ iron pipe found at 26.09 feet;