

51-08-01-03-011

Situated in the State of Ohio, County of Muskingum, Township of Perry, being part of Lots 1 and 2 of Bowers Farm Subdivision recorded in Plat Book 1, Page 151 and Re-Plat Book 1, Page 35, further being a part of a 3.72 acre tract (Auditor's Parcel # 51-08-01-03-008) as described in OR Volume 2826, Page 776 to Bret & Tammy Johnson, (record references to those of the Records Office, Muskingum County, Ohio), and being more particularly described as follows:

Commencing at the unmarked common corner of the northeast corner of said Lot 1 and the Center of Section 6, of Township 1, Range 6, of the US Military District, further being in the intersection of Norfield Road (County Road 64) and Sonora Road (County Road 52);

Thence westerly along the common line for said Lot 1 and the Southwest Quarter of Section 6, North 88°00'55" 196.34 feet to an unmarked corner, being the northeast corner of said 3.72 acre tract, being the northwest corner of a 1.63 acre tract as described in OR Volume 2493, Page 140 to Erik Winland and Adreanna Winland, being the True Point of Beginning;

Thence southerly along the common line of said 3.72 acre tract and said 1.63 acre tract, South 01°45'25" West, 234.19 feet to a set iron pin, passing a found 5/8" iron pin at 12.03 feet, crossing said Lot 1 and into said Lot 2;

Thence westerly through said 3.72 acre tract, North 86°31'39" West, 384.35 feet to a set iron pin, being on the westerly line of said 3.72 acre tract, being on the easterly line of a 2.56 acre tract as described in OR Volume 2116, Page 496 to Bret & Tammy Johnson;

Thence northerly along the common line of said 3.72 acre tract and said 2.56 acre tract, North 03°15'04" East, 224.27 feet to a found 5/8" iron pin, being the northwest corner of said 3.72 acre tract, being the northeast corner of said 2.56 acre tract, being the common line of said Lot 1 and Southwest Quarter of Section 6;

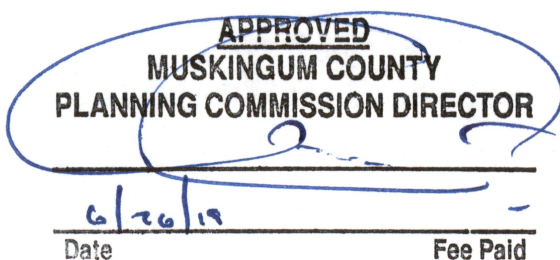
Thence easterly along the northerly line of said 3.72 acre tract and common line of said Lot 1 and Southwest Quarter of Section 6, South 88°00'55" East, 378.33 feet to the True Point of Beginning, containing 2.006 acres of land, more or less, of which 0.03 acres are within the right of way of Norfield Road (County Road 64).

All iron pins set are #5 rebar 30 inches long with yellow I.D. cap labeled "PECK S-8324".

Basis of Bearings for the above legal description are based upon State Plane Coordinate Grid (Ohio South 1983) as delineated in OR Volume 2826, Page 776.

This description is based on an actual field survey of the premises performed under my supervision, Jason M. Peck, Professional Land Surveyor No 8324 in May 2019.

Subject to all legal easements, restriction, and right-of-ways of record



OFFICE COPY  
NOT RECORDABLE  
5-16-19  
Jason M. Peck  
Professional Land Surveyor  
Ohio Registration No. 8324

DESCRIPTION  
APPROVED

By: J. S. Johnson