

Tract # 1
Description of 96.578 Acre Tract

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek and being 94.124 acres in the Northeast quarter of Section 2 and 2.454 acres in the Southeast quarter of Section 2, Township 13 North, Range 12 West and being described as follows:

BEGINNING at an iron pin set at the center of said Section 2; thence along the West line of said Northeast quarter of Section 2, North 02 degrees 17' 12" East, 2657.24 feet to a marked stone found at the Northwest corner thereof; thence along the North line of said Northeast quarter of Section 2, South 87 degrees 32' 50" East, 1446.73 feet to an iron pin set; thence leaving said North quarter line and going along a new dividing line, South 08 degrees 47' 48" East, 1523.38 feet to an iron pin set; thence South 33 degrees 00' 18" West, 492.24 feet to an iron pin set; thence South 08 degrees 23' 38" West, 324.68 feet to an iron pin set; thence South 88 degrees 44' 30" West, 114.90 feet to an iron pin set; thence South 02 degrees 24' 55" East, 786.23 feet to the center of County Road 22 (Clay Pike Road), having passed through an iron pin set 762.01 feet; thence along the center of said County Road 22, South 73 degrees 32' 00" West, 288.02 feet; thence leaving said County Road 22 and going along property now or formerly owned by Patrick A. and Karen L. Burkhart as described in Volume 2709, Page 198 of the Official Records of Muskingum County, Ohio, North 04 degrees 06' 13" East, 473.11 feet to an iron pin found, having passed through an iron pin found at 20.02 feet; thence along the South line of the aforementioned Northeast quarter of Section 2, North 87 degrees 47' 46" West, 1145.63 feet to the place of beginning, having passed through an iron pin found at 867.04 feet, and containing 96.578 acres, more or less, but being subject to all legal right-of-ways, easements, and restrictions of record and being part of the property described in Volume 1569, Page 583 of the Official Records of Muskingum County, Ohio.

This description was prepared by Robert C. Schell, P.S. No. 7314, from an actual field survey of the premises performed in September, 2023.

Bearings are based on Grid North of the Ohio South Coordinate System. Iron pins set are 5/8" x 30" rebar capped "Schell-7314".

Deed Ref.: Vol. 1569-P. 583, Official Records
94.124 Acres-Part of Aud. Par. No. 60-30-02-01-000
2.454 Acres-Part of Aud. Par. No. 60-30-02-12-001

DESCRIPTION

APPROVED

By: A. W. / O. S. H. O. S.



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NOT RECORDABLE
Robert C. Schell
Professional Surveyor No. 7314
Date: September, 2023