

DESCRIPTION OF 2.524 ACRE COMBINED PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MUSKINGUM, STATE OF OHIO AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE, BEING A PART OF OUTLOT "A" OF SANDY RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 54 AND A PART OF SECTION 4 IN TOWNSHIP 12, RANGE 13, CURRENT OWNER BEING MATTINGLY ENTERPRISES LLC PER DEED VOLUME 3160, PAGE 397 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID OUTLOT "A";

THENCE S72°16'10"E A DISTANCE OF 1.54' TO A FOUND 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF A 3.06 ACRE PARCEL CONVEYED TO CLINTON OIL COMPANY BY DEED RECORDED IN DEED BOOK 862, PAGE 197;

THENCE ALONG THE SOUTH LINE OF SAID CLINTON OIL COMPANY S87°23'37"E A DISTANCE OF 238.40' TO A POINT LOCATED N37°12'49"W A DISTANCE OF 0.93' FROM A FOUND 5/8" REBAR WITH CAP INSCRIBED "PLS 5451";

THENCE DEPARTING SAID SOUTH LINE S03°47'19"W A DISTANCE OF 232.64' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541" AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY;

THENCE S86°12'47"E A DISTANCE OF 107.72' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE N87°43'54"E A DISTANCE OF 160.41' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BRUNNER OH PS 8541";

THENCE S02°48'42"W A DISTANCE OF 271.18' TO A FOUND 1/2" REBAR AND CONTINUING FOR A TOTAL DISTANCE OF 421.81' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541" LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLERSVILLE ROAD (A 60' PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE NORTHERLY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N78°00'16"W A DISTANCE OF 229.30' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541",
2. N74°46'01"W A DISTANCE OF 78.95' TO A SET MAG-NAIL & DISK INSCRIBED "BRUNNER OH PS 8541";

