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Charles Myers, III, Trustee
OR 2923-350
Part of: 73-15-07-06-000 (+/-33.70 Ac.)
All of: 73-15-07-10-000 (+/-39.89 Ac.)
All of: 73-15-07-12-000 (+/-11.41 Ac.)
Total +/- 85.00 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Section 7, Township 13, Range 12, Congress Lands East of the Scioto River and being part of the lands now owned by Charles Myers, III, Trustee as recorded in OR 2923-350 of the Muskingum County Recorders Office and more particularly described as follows:

Beginning at a pipe found at the center of said Section 7, thence going with the common line of the lands now owned by Robert G. McGee & Valerie L. McGee (OR 1856-324) and said Charles Myers, III, Trustee's lands the following five (5) courses:

1. S 75°04'32" E a distance of 208.19 feet to a pipe found (1");
2. N 35°10'17" E a distance of 605.72 feet to a pipe found (1");
3. N 44°48'03" E a distance of 231.95 feet to a pipe found (1");
4. N 40°28'06" E a distance of 141.23 feet to a pipe found (1");
5. N 28°04'49" E a distance of 226.03 feet to an iron pin found (odot) on the south line of the lands now owned by State of Ohio (OR 2379-15);

thence with the south line of State of Ohio the following two (2) courses:

1. S 73°43'26" E a distance of 161.62 feet to an iron pin set;
2. S 57°50'34" E a distance of 101.46 feet to an iron pin found (odot) at the northwest corner of the lands now owned by Morning Dew, Inc. (OR 2320-87);

thence with the west line of said Morning Dew, Inc.'s lands, S 06°18'49" W a distance of 862.01 feet to an iron pin set on the mid-section line of said Section 7;

thence with said mid-section line, also being the north line of the lands now owned by Alpine Valley Holdings, LLC (OR 3115-795), N 87°39'56" W a distance of 413.45 feet to an iron pin set;

thence leaving said mid-section line and going with the west line of said Alpine Valley Holdings, LLC's lands, S 02°10'22" W a distance of 2638.95 feet to an iron pin found (gailbrath) on the south line of said Section 7;

thence with the south line of said Section 7 the following two courses:

1. N 87°28'36" W a distance of 676.05 feet to an iron pin found (5/8");
2. N 87°32'16" W a distance of 548.87 feet to an iron pin set;

thence going through said Charles Myers, III, Trustee's lands, N 02°29'57" E a distance of 2637.12 feet to an iron pin set on the mid-section line;

thence with the mid-section line, S 87°30'03" E a distance of 564.67 to the place of beginning, containing a total of 85.00 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.

The above described 85.00 acre survey is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on December 13th, 2019 and March 21st, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 3/21/23
DESCRIPTION
APPROVED
By: Aug 17 2023

