

Description of 3.405 Acre Tract-Tract #1

Situated in the State of Ohio, County of Muskingum, Township of Wayne and being part of the Northeast quarter of Fractional Section 2, and also part of the Northwest quarter of Fractional Section 1, Township 12 North, Range 13 West and being described as follows:

Commencing at an iron pin found at the Southeast corner of said Northeast quarter of Fractional Section 2; thence along the East line of said Northeast quarter, North 02 degrees 23' 00" East, 868.22 feet to the center of County Road 5 (Clay Pike); thence along the center of said County Road 5, North 76 degrees 39' 42" West, 134.48 feet to the true place of beginning for the parcel herein described; thence continuing along the center of said County Road 5, North 88 degrees 03' 33" West, 52.28 feet; thence leaving said County Road 5 and going along a new dividing line, North 12 degrees 22' 42" East, 144.82 feet to an iron pin set, having passed through an iron pin set at 19.00 feet; thence North 72 degrees 59' 19" West, 182.41 feet to an iron pin set; thence South 22 degrees 16' 13" West, 175.39 feet to the center of the aforementioned County Road 5 (now Pleasant Grove Road), having passed through an iron pin set at 156.39 feet; thence along the center of said County Road 5 the following 2 courses:

- 1) North 72 degrees 19' 17" West, 51.51 feet;
- 2) North 82 degrees 07' 35" West, 33.06 feet;

thence leaving said County Road 5 and going along property now or formerly owned by Ronald A. Stephens and Wendy M. Lawson as described in Volume 2747, Page 894 of the Official Records of Muskingum County, Ohio and an extension thereof, North 07 degrees 28' 55" East, 451.82 feet to an iron pin set, having passed through an iron pin set at 26.70 feet and an iron pin found at 209.22 feet, respectively; thence along property now or formerly owned by Jabie Tyler and Jabie Steven Conrad as described in Volume 2164, Page 846 of the Official Records of Muskingum County, Ohio South 76 degrees 26' 20" East, 470.71 feet to an iron pin found, having passed through the aforementioned East line of the Northeast quarter of Section 2 at 446.24 feet; thence along property now or formerly owned by Martin E. Scott as described in Volume 3006, Page 359 of the Official Records of Muskingum County, Ohio, and also along property now or formerly owned by Brian S. and Kimberly Smith as described in Volume 1126, Page 573 of the Official Records of Muskingum County, Ohio, South 23 degrees 44' 48" West, 428.32 feet to the place of beginning, having passed through the aforementioned East line of the Northeast quarter of Fractional Section 2 at 65.89 feet and an iron pin set at 403.32 feet, and containing 3.405 acres, more or less, of which 3.387 acres are located in Section 2 and 0.018 of an acre is located in Section 1, but being subject to all legal right-of-ways, easements, and restrictions of record and being part of the property described in Volume 3108, Page 520 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 November, 2022.

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

Joan Thomas

Deed Ref.: Vol. 3108-P. 520, Official Records
Part of Auditor's Parcel No. 73-57-01-09-000



DESCRIPTION

APPROVED

By: DAB 12-28-2022



12/28/22
Date Fee Paid

OFFICE COPY
NOT RECORDABLE

Robert C. Schell
Professional Surveyor No. 7314

Date: November, 2022