

Description of 2.285 Acre Tract-Tract #3

Situated in the State of Ohio, County of Muskingum, Township of Wayne and being part of the Northeast quarter of Fractional Section 2, 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 continuing along said East line of the Northeast quarter of Section 2, North 02 degrees 23' 00" East, 363.08 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, North 23 degrees 44' 48" East, 65.89 feet to an iron pin found; 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 North 76 degrees 26' 20" West, 470.71 feet to an iron pin set, having passed through the aforementioned East line of the Northeast quarter of Section 2 at 24.47 feet and being the true place of beginning for the parcel herein described; thence along a new dividing line, South 07 degrees 28' 55" West, 242.60 feet to an iron pin found; thence 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 the following 2 courses:

- 1) North 82 degrees 48' 15" West, 103.87 feet to an iron pin found;
- 2) South 07 degrees 23' 21" West, 209.11 feet to the center of County Road 5 (Pleasant Grove Road), having passed through an iron pin found at 185.41 feet;

thence along the center of said County Road 5 the following 2 courses:

- 1) North 79 degrees 14' 14" West, 44.22 feet;
- 2) North 84 degrees 03' 09" West, 112.39 feet;

thence leaving said County Road 5 and going along property now or formerly owned by Cody A. and Ashley N. Sprankle as described in Volume 2824, Page 667 of the Official Records of Muskingum County, Ohio and an extension thereof, North 07 degrees 21' 36" East, 480.51 feet to an iron pin set, having passed through iron pins found at 20.00 feet and 417.84, respectively; thence along the aforementioned Jabie Tyler and Jabie Steven Conrad property, South 76 degrees 26' 20" East, 262.53 feet to the place of beginning, containing 2.285 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 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  
0.289 Acre-Part of Aud. Parcel No. 73-57-01-09-000  
1.496 Acres-All of Aud. Parcel No. 73-57-01-11-000  
0.500 Acre-All of Aud. Parcel No. 73-57-01-12-000

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

12/28/22  
Date Fee Paid



DESCRIPTION  
APPROVED  
By: DWS 12-28-2022

OFFICE COPY  
Robert C. Schell  
Professional Surveyor No. 7314  
Date: November, 2022  
NOT RECORDABLE