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Charles F. Fowler, Jr. & Brittany Fowler
OR 3082-687

Part of: 02-80-22-13-005 (+/- 0.810 Ac.) & Part of: 02-80-22-13-006 (+/- 1.844 Ac.)
Total
+/- 2.654 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Adams, East Half of Section 22, T3, R6, U.S.M.L., being part of the lands now owned by Charles F. Fowler, Jr. & Brittany Fowler as recorded in OR 3082-687 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (ward) at the northeast corner of said southeast quarter, thence N 87°54'30" W a distance of 407.91 feet to an iron pin found (ward) at the northwest corner of the lands now owned by Richard L. Vernon & Leslie S. Vernon (OR 1581-329);

thence with the common line of said Fowler/Vernon's lands, S 01°32'55" E a distance of 1422.38 feet to an iron pin set, the principal place of beginning;

thence continuing with said common line, S 01°32'55" E a distance of 485.88 feet to a point in the center of Adamsville-Otsego Road (SR-93), passing an iron pin found (ward) at 441.18 feet;

thence with the center of said Adamsville-Otsego Road, S 38°10'15" W a distance of 160.55 feet to a point;

thence leaving the center of said Adamsville-Otsego Road and going through said Fowler's lands the following four (4) courses:

1. N 41°06'06" W a distance of 259.34 feet to an iron pin set, passing an iron pin set at 30.00 feet;
2. N 07°48'14" E a distance of 187.97 feet to an iron pin found (harkness);
3. N 11°36'46" W a distance of 84.76 feet to an iron pin set;
4. N 59°18'50" E a distance of 288.52 feet to the place of beginning, containing a total of 2.654 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 remainders of the subject parcels are to be combined and added to parcels 02-80-22-13-003 and 02-80-22-13-004.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.654 acre parcel is based on a field survey made by McPeek Land Surveying on August 8th, 2024.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



8/8/24
Date

DESCRIPTION
APPROVED

By: Brian Kelly McPeek

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/13/24
DATE