



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

**Donald Everett Howell**  
**Part of : 20-22-01-01-000**  
**OR 2392-927**  
**+/- 6.754 Ac.**  
**Tract 1**

Situated in the State of Ohio, County of Muskingum, Township of Harrison, South Half of Section 31, T13, R12, Congress Lands East of the Scioto River and more particularly described as follows.

Beginning for reference at an iron pin found (5/8 inch) at the northeast corner of Square 46 of the Village of Philo (Taylorsville) where said Square 46 is common with the corporation line of said Village, Harrison Township and the east line of the lands now owned by CSX Transportation Inc., (OR 2392-927), thence with the common line of Village of Philo and said Harrison Township, S 82°19'28" W a distance of 14.08 feet to an iron pin set, the principal place of beginning;

Thence with the west line of the lands now owned by CXS Transportation Inc., S 07°41'20" E a distance of 588.08 feet to an iron pin set on the north line of the lands now owned by Ohio Franklin Reality, LLC ( OR 2566-450);

Thence with the north line of said Ohio Franklin Reality, LLC. Lands, the following three (3) courses:

1. S 46°56'02" W a distance of 367.04 feet to a concrete monument found;
2. S 73°15'04" W a distance of 169.12 feet to a concrete monument found;
3. S 74°45'40" W a distance of 300.23 feet to a point in the center of Old River Road (CR-6), passing an iron pin set at 280.52 feet;

Thence with the center of said Old River Road, the following four (4) courses:

1. N 24°23'23" W a distance of 8.05 feet to a point;
2. with a curve turning to the right an arc length of 170.59 feet, a radius of 352.37 feet, with a chord bearing of N 09°04'50" W and a chord length of 168.93 feet to a point;
3. N 04°47'18" E a distance of 69.06 feet to a point;
4. N 04°16'29" E a distance of 74.91 feet to a point;

Thence going through said Howell's lands, the following two (2) courses:

1. N 78°39'30" E a distance of 515.72 feet to an iron pin set, passing an iron pin set at 21.97 feet;
2. N 01°22'04" W a distance of 519.70 feet to a iron pin set on the south line of said Village of Philo;

Thence with the south line of said Village of Philo N 82°19'28" E a distance of 167.99 feet to the principal place of beginning, passing iron pins found (5/8 inch) at 35.20 feet and 50.20 feet, containing a total of 6.754 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.

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