



**MCPEEK
LAND
SURVEYING**

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LLC

Donald Everett Howell
Part of : 20-22-01-01-000
OR 2392-927
+/- 9.771Ac.

Tract 3

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 southeast 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 S 54°39'47" W a distance of 812.80 feet to a point in the center of Old River Road (CR-6), the principal place of beginning;

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

1. S 02°24'07" W a distance of 71.67 feet to a point;
2. S 04°16'29" W a distance of 178.84 feet to a point;
3. S 04°47'18" W a distance of 69.06 feet to a point;
4. a curve turning to the left an arc length of 158.39 feet, a radius of 352.37 feet, with a chord bearing of S 08°05'20" E and a chord length of 157.06 feet, to a point of the north line of the lands now owned by Ohio Franklin Realty, LLC. (OR 2566-450);

Thence with the common line of said Howell/Ohio Franklin Realty, LLC's lands the following two (2) courses;

1. S 75°14'42" W a distance of 583.49 feet to a concrete monument found, passing an iron pin set at 21.13 feet;
2. with a curve turning to the left an arc length of 342.95 feet, a radius of 824.49 feet, with a chord bearing of S 63°12'27" W and a chord length of 340.49 feet to a monument found on the east line of the lands now owned by Matthew L. Merew (OR 1906-834);

Thence with the west line of said Howell's lands N 03°29'13" E a distance of 610.99 feet to a stone found at the northwest corner of said Howell's lands, passing an axle found at 534.47 feet, 1.54 feet left of line;

Thence with the north line of said Howell's lands N 78°40'17" E a distance of 847.53 feet to the principal place of beginning, passing an iron pin set at 808.95 feet, containing a total of 9.771 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.

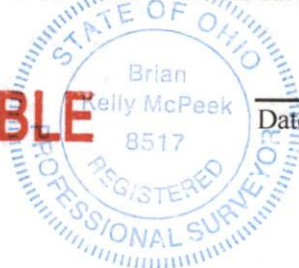
All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 9.771 acre tract is based on a field survey made by McPeek Land Surveying, LLC on May 31, 2022.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date 6/20/22

DESCRIPTION

APPROVED

By: DW 7-P-2022

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 7/7/22 Fee Paid