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John F. Davis
OR 2576-770
+/- 3.153 Acres

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being in part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 12, Range 12 and being part of the land now owned by John F. Davis as recorded in OR 2576-770 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (snouffer) at the southwest corner of the northwest quarter of the northeast quarter, thence with the quarter/quarter line, S 86°18'40" E a distance of 624.36 feet to an iron pin set, the principal place of beginning, passing an iron pin found (snouffer) at 312.00 feet;

Thence leaving said quarter/quarter line and through the lands of said John F. Davis, N 23°08'38" E a distance of 456.61 feet to an iron pin set on the west line of the lands now owned by Robert Taylor Davis (DR 499-201);

Thence with the common line of said Davis'/Davis' lands the following three (3) courses:

1. S 61°33'39" E a distance of 280.11 feet to a point;
2. N 28°26'21" E a distance of 200.00 feet to a point;
3. N 61°33'39" W a distance of 286.70 feet to an iron pin set;

Thence leaving said common line and going through said John F. Davis' lands the following two (2) courses:

1. N 27°38'07" E a distance of 76.33 feet to an iron pin set;
2. S 62°21'53" E a distance of 297.33 feet to a point in the center of Butterbean Ridge Road (T-68), passing an iron pin found at 272.89 feet;

Thence with the center of said Butterbean Ridge Road the following four (4) courses:

1. S 26°19'24" W a distance of 402.51 feet to a point;
2. S 32°05'43" W a distance of 97.98 feet to a point;
3. S 35°41'41" W a distance of 94.20 feet to a point;
4. S 39°52'21" W a distance of 32.76 feet to a point on the afore quarter/quarter line;

Thence leaving the center of said road and going with said quarter/quarter line, N 86°18'40" W a distance of 261.76 feet to the principal place of beginning, passing an iron pin found (snouffer) at 41.94 feet, containing 3.153 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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 3.153 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 23rd, 2021.

Parcel No.

Part of: 20-40-06-06-000 (+/-3.153 Acres) to be transferred to 20-40-06-05-000

DESCRIPTION
APPROVED

By: BK 3/10/21



3/10/21
Date

Fee Paid