

20-80-32-07-001



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**Shirley A. Moreland**  
**OR 2934-681**  
**+/-1.427 Ac.**

Being a part of Fractional Section 32, T12, R12, Harrison Township, Muskingum County, also being all of the lands now owned by Shirley A. Moreland as recorded in OR 2934-681 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning for reference at an iron pin found at the northwest corner of Section 32, thence S 36°33'46" E a distance of 2149.93 feet to a railroad spike found 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 three (3) courses:

1. S 18°36'58" E a distance of 73.38 feet to a point;
2. S 19°03'10" E a distance of 45.95 feet to point;
3. S 25°11'42" E a distance of 53.89' to a railroad spike set on the southwesterly corner of the lands now owned by Janet F. Dunning (DR 1151-80);

Thence leaving the center of said Old River Road and going with the common line of said Moreland/Dunning's lands, N 58°36'53" E a distance of 71.40 feet to a point on the bank of the Muskingum River at the low water mark, passing an iron pin found at 39.02 feet;

Thence with said low water mark, S 29°40'03" E a distance of 101.59 feet to a point, being the northeasterly corner of the lands now owned by William Conner & Stephanie Carter (OR 2811-216);

Thence leaving the low water mark and going with the common line of said Moreland/Conner & Carter's lands, S 58°45'58" W a distance of 282.40 feet to a railroad spike set on the east line of the lands now owned by CSX Transportation Inc., formally B&O Railroad Co., being in the center of Cedar Run Road (T-243), passing an iron pin found at 45.32 feet and a railroad spike set at the center of the intersection of said Old River Road/Cedar Run Road;

Thence with the east line of said CSX Transportation Inc.'s lands, N 23°50'55" W a distance of 268.73 feet to a pipe found on the southwest corner of the lands now owned by Annabelle Tobin (OR 2758-674);

Thence with the southerly line of said Tobin's lands, N 57°24'43" E a distance of 210.69 feet to the place of beginning, containing 1.427 acres more or less, subject to all legal highways and easements of record.

All bearings described and distances herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 1.427acre parcel is based on a field survey made by McPeek Land Surveying on Sept 11<sup>th</sup>, 2017 & December 28<sup>th</sup>, 2020.



**Parcel No.**

All of: 20-80-32-07-001 (+/- 1.427 ac.)

**DESCRIPTION**

**APPROVED**

By: A. McPeek 1/9/2021