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Gary R. Ballantine
OR 2687-580
Part of: 23-30-02-01-000
+/-20.01 Ac.

Being a part of the Northeast Quarter of Section 2, Township 2 North, Range 5 West, Highland Township, Muskingum County, State of Ohio, also being part of the lands now owned by Gary R. Ballantine as recorded in Official Record 2687-580, more fully described as follows.

Beginning at an iron pin found at the northeast corner of said Section 2, thence with the east line of said section, S 01°42'05" W a distance of 995.45 feet to an iron pin found (5/8" no cap), being the northeast corner of the lands now owned by Lawanda L. Ballantine (OR 2054-413);

Thence with the common line of said Ballantine/Ballantine's lands the following four (4) courses:

1. S 59°10'05" W a distance of 263.87 feet to a to an iron pin found (5/8" no cap);
2. S 29°19'14" W a distance of 227.73 feet to an iron pin found (5/8" orange cap);
3. S 42°51'22" W a distance of 378.04 feet to an iron pin found (5/8" orange cap);
4. S 59°45'23" W a distance of 97.22 feet to an iron pin set;

Thence leaving said common line and going through said Gary R. Ballantine's lands, N 01°44'49" E a distance of 1675.80 feet to an iron pin set on the north line of said section;

Thence with the north line of said section, S 88°14'53" E a distance of 657.99 feet to the principal place of beginning, containing 20.01 acres more or less, subject to all legal highways and easements of record.

The above described parcel has an easement for the purpose of ingress/egress appended to it and is also subject to that same easement as recorded in OR 2687-580 of the Muskingum County Recorder's Office.

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

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

The above described 20.01 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on 12/23/2021.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeek, PS 8517



1/26/22
Date

DESCRIPTION

APPROVED

By: A. J. H. H. H. H. H.