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James Brian Warner  
OR 3196-90  
Part of: 38-70-21-26-000  
+/-0.054 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Madison, Northeast Quarter of Section 21, T3, R7 and being part of the lands now owned by James Brian Warner as recorded in OR 3196-90 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at the northeast corner of said Section 21, thence S 05°04'28" W a distance of 1780.66 feet to a point in the center of Prospect Church Road (TR-98);  
thence with the common line of the lands now owed by said Warner and the lands now owned by William L. Schwartz & Mary E. Schwartz (OR 2751-41), S 13°34'14" W a distance of 21.44 feet to the place of beginning;  
thence continuing with said common line, S 13°34'14" W a distance of 225.05 feet to an iron pin set;  
thence leaving said common line and going through said Warner's lands the following three (3) courses:  
1. N 72°47'52" W a distance of 19.79 feet to an existing fence corner post, referenced by an iron pin set that bears, N 43°08'13" E a distance of 1.44 feet;  
2. N 18°11'14" E a distance of 132.42 feet to an iron pin set;  
3. N 19°13'38" E a distance of 92.26 feet to the place of beginning, containing a total of 0.054 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.

The above described 0.054 acre parcel is based on a field survey made by McPeek Land Surveying on September 9<sup>th</sup> 2024.

**OFFICE COPY  
NOT RECORDABLE**  
Brian Kelly McPeck, PS 16517

9/9/24  
Date

DESCRIPTION

APPROVED

By: [Signature] 9/23/24

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
[Signature]  
9/23/24  
DATE