



Jason M. & Melissa M. Cunningham
OR 2969-307
Part of: 44-56-01-15-000
+/-2.879 Acres

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Southeast Quarter of Section 21, T2 , R8, U. S. Military District and being part of the lands now owned by Jason M. & Melissa M. Cunningham as recorded in OR 2969-307 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the northwest corner of Lot 1, Applo Estates, Plat File 1, Slot 153B, thence S 78°51'47" W a distance of 413.00 feet to a point in the center of Dresden Road (CR-2), the principal place of beginning;

thence with the center of said Dresden Road the following three (3) courses:

1. with a curve to the left having an radius of 758.54 feet, an arc distance of 0.80 feet and a chord that bears N 49°08'51" W a distance of 0.80 feet to a point;
2. with a curve to the left having an radius of 11940.73 feet, an arc distance of 254.05 feet and a chord that bears N 49°48'10" W a distance of 254.05 feet to a point;
3. with a curve to the left having an radius of 5677.89 feet, an arc distance of 219.72 feet and a chord that bears N 49°18'15" W a distance of 219.71 feet to a point at the southwest corner of the lands now owned by Richard Andrews Fell (OR 2943-949);

thence with the south line of said Fell's lands, N 85°13'10" E a distance of 744.93 feet to an iron pin set, passing an iron pin found (1" sq rod) at 41.21 feet;

thence going through said Cunningham's lands, S 45°51'36" W a distance of 531.06 feet to the principal place of beginning, passing an iron pin set at 511.04 feet, containing 2.879 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 2.879 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 3rd, 2024.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517

10/10/24
Date

DESCRIPTION

APPROVED

By: [Signature] 10/16/2024

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/16/24
DATE