



www.mcpeeklandsurveying.com LLC  
 email: brian@mcpeeklandsurveying.com  
 1705 East Pike, \* Zanesville, Oh 43701 \* 740.704.6073

**Jeffrey Gannon & Jeffrey G. Gannon, Sr.**  
**OR 3162-226**  
**+/-5.010 Acres**

All of: 53-01-08-15-000 (+/-1.510 Ac.)  
 All of: 53-40-17-01-000 (+/-1.819 Ac.)  
 All of: 53-50-16-05-000 (+/-1.681 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill, Southeast Quarter of Section 8, Northwest Quarter of Section 16 & Northeast Quarter of Section 17, Township 13, Range 11, Congress Land East of the Scioto River. Being all of the lands now owned by Jeffrey Gannon & Jeffrey G. Gannon, Sr as recorded in OR 3162-226 at the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (newcome) at the southeast corner of the southeast quarter of Section 8, being on the north line of Section 16, thence with the north line of said Section 16, S 87°44'29" E a distance of 280.04 feet to a point in the center of North Leedom Road (TR-208), passing an iron pin found (5/8") at 261.29 feet; thence with the center of said North Leedom Road the following three (3) courses:

1. S 12°12'02" W a distance of 80.36 feet to a point;
2. S 25°50'46" W a distance of 151.96 feet to a point;
3. S 29°23'02" W a distance of 113.94 feet to a point at the northeast corner of the lands now owned by Kenneth L. & Malinda L. Williams (DR 1081-613);

thence with the north line of said Williams' lands, N 69°08'11" W a distance of 624.92 feet to an iron pin set on the east line of the lands now owned by Michael E. & Katherine A. Wagner (OR 1850-102), passing an iron pin set at 17.00 feet;

thence with the east line of said Wagner's lands, N 12°28'43" E a distance of 287.98 feet to an iron pin set on the south line of the lands now owned by Phillip S. Wilson & Jarrod P. Wilson (OR 1941-432), passing an iron pin found (5/8") at 281.45 feet;

thence with the south line of said Wilson's lands, S 87°43'09" E a distance of 388.10 feet to an iron pin found (5/8") on the east line of said Section 8;

thence with said east line, S 02°22'34" W a distance of 162.83 feet to the place of beginning, containing 5.010 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 5.010 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 3<sup>rd</sup>, 2023.

**OFFICE COPY NOT RECORRABLE**  
 Brian Kelly McPeek, PS 8517 \_\_\_\_\_ Date 10/5/23



DESCRIPTION APPROVED  
 By: AK 10/12/2023