



Ronald L. Madden & Kimberly B. Madden
OR 2720-175
Part of: 56-80-19-05-000
+/-26.050 Acres

Situated in the State of Ohio, County of Muskingum, Township of Salem, being part of the Southwest Quarter of Section 19, Township 2, Range 6 and being part of the lands now owned by Ronald L. Madden & Kimberly B. Madden as recorded in OR 2720-175 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a stone found at the northeast corner of said southwest quarter, thence with the mid-section line, S 02°04'50" W a distance of 195.63 feet to an iron pin found (5/8") at the southeast corner of the lands now owned by John M. Alford & Abbey R. Alford (OR 3096-834), the principal place of beginning; thence continuing with said mid-section line, S 02°04'50" W a distance of 437.23 feet to an iron pin set; thence going through said Madden's lands the following eight (8) courses:

1. S 74°54'27" W a distance of 265.81 feet to an iron pin set;
2. N 87°00'09" W a distance of 478.24 feet to an iron pin set;
3. N 66°33'09" W a distance of 483.97 feet to an iron pin set;
4. S 71°22'52" W a distance of 225.55 feet to an iron pin set;
5. S 50°59'46" W a distance of 261.86 feet to an iron pin set;
6. N 84°45'28" W a distance of 446.37 feet to an iron pin set;
7. S 69°43'01" W a distance of 397.36 feet to an iron pin set;
8. N 88°08'32" W a distance of 262.78 feet to an iron pin set on the west line of said Section 19;

thence with said section line, N 02°15'15" E a distance of 490.71 feet to point on the west edge of the road bed of Salem Church Road (CR-18), being the southwest corner of the lands now owned by John M. Alford & Abbey R. Garretson (OR 2930-151);

thence with the common line of said Madden/Alford & Garretson's lands the following two (2) courses:

1. S 89°26'35" E a distance of 1314.73 feet to an iron pin found (mcpeek) passing a railroad spike found at 4.12 feet and an iron pin found (mcpeek) at 42.41 feet;
2. N 05°14'16" E a distance of 181.28 feet to an iron pin found (mcpeek) at the southwest corner of said Alford & Alford's lands;

thence with the south line of said Alford's lands, S 88°06'37" E a distance of 1341.41 feet to the principal place of beginning, containing a total of 26.050 acres more or less, subject to all legal highways and easements of record.

Subject and appended to is an easement 20 feet in width for an existing gasline as shown on the attached plat.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South, Grid North 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 26.050 acre parcel is based on a field survey made by Brian K. McPeck of McPeek Land Surveying on January 17th, 2020, April 4th, 2022 & October 12th, 2022.

Brian Kelly McPeck, PS 8517

Date

3/9/23

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NOT RECORDABLE

DESCRIPTION

APPROVED

By: A-K 2/15/2023