



Anthony T. Landers, Tr. & Carol L. Landers, Tr.
OR 2642-36
Part of: 62-43-01-17-000
+/-2.598 Acres
Tract One

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Southwest Quarter of Section 16, Township 16, Range 14 and being part of the lands now owned by Anthony T. Landers, Tr. & Carol L. Landers, Tr. as recorded in OR 2642-36 of the Muskingum County Records Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the southeast corner of said southwest quarter, thence with the south line of said Section 16, N 87°27'24" W a distance of 406.08 feet to an iron pin set, the principal place of beginning;

thence continuing with the said section line, N 87°27'24" W a distance of 396.36 feet to an iron pin set; thence leaving said section line and going through said Landers, Tr.'s lands the following three (3) courses:

1. N 32°14'20" E a distance of 499.66 feet to an iron pin set;
2. S 56°29'06" E a distance of 183.71 feet to an iron pin set;
3. S 04°00'30" W a distance of 339.61 feet to the place of beginning, containing a total of 2.598 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract is an easement for the purpose of ingress/egress and it is described as follows:

Beginning at the southeast corner of the above said tract, thence going through said Landers, Tr.'s lands the following ten (10) courses:

1. N 04°00'30" E a distance of 50.02 feet to a point;
2. S 87°27'24" E a distance of 3.95 feet to a point;
3. N 11°32'27" E a distance of 113.57 feet to a point;
4. N 16°58'38" E a distance of 175.35 feet to a point;
5. S 80°04'46" E a distance of 20.15 feet to a point;
6. S 16°58'38" W a distance of 176.87 feet to a point;
7. S 11°32'27" W a distance of 109.46 feet to a point;
8. S 87°27'24" E a distance of 104.15 feet to a point;
9. S 02°32'36" W a distance of 50.00 feet to a point;
10. N 87°27'24" W a distance of 129.63 feet to the place of beginning, containing a total of 0.280 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, 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 2.598 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 4th, 2024.

OFFICE COPY

Brian Kelly McPeek, PS 8517

NOT RECORDABLE



Date

4/12/24

DESCRIPTION

APPROVED

By: Brian K. McPeek

4/15/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

4/16/24