



Anthony T. Landers, Tr. & Carol L. Landers, Tr.
OR 2642-36
Part of: 62-43-01-17-000
+/-4.450 Acres
Tract Two

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 Recorders Office and more particularly described as follows.

Beginning 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;
thence leaving said section line and going through said Landers, Tr's lands the following four (4) courses:
1. N 04°00'30" E a distance of 339.61 feet to an iron pin set;
2. S 80°04'46" E a distance of 98.39 feet to an iron pin set;
3. N 10°42'25" E a distance of 261.07 feet to an iron pin set;
4. S 68°31'32" E a distance of 282.06 feet to an iron pin set on the mid-section line of said section;
thence with said mid-section line, S 03°00'47" W a distance of 493.79 feet to the place of beginning,
passing an iron pin found (rls) at 91.22 feet, 0.75 feet west of line, containing a total of 4.450 acres more or less,
subject to all legal highways and easements of record.

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

Beginning at the southwest 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 4.450 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 4th, 2024.



Date 4/11/24

DESCRIPTION
APPROVED
By: AM 4/16/2024

DATE