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Gregory D. Smith & Derek V. Smith
OR 2478-718 & OR 2432-28

Part of: 62-84-01-10-000 (+/-4.902 Ac.) & 62-84-01-09-000 (+/-15.300
+/-20.202 Acres

Situated in the State of Ohio, County of Muskingum, Township of Springfield, South Half of Section 5, T11, R13 being part of the lands now owned by Gregory D. Smith & Derek V. Smith as recorded in OR 2478-718 & OR 2432-28 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found at the southwest corner of the southeast quarter of said Section 5, thence N 87°41'53" W a distance of 179.04 feet to an iron pin set on the south line of said Smith's lands;

Thence going through said Smith's lands (both parcels), N 02°18'07" E a distance of 678.58 feet to an iron pin set on the south line of the lands now owned by Jason J. Stanbery (OR 2929-384);

Thence with the common line of said Smith/Stanbery the following three (3) courses:

1. N 88°24'26" E a distance of 574.30 feet to an iron pin found (mcpeek);
2. S 08°21'09" E a distance of 383.06 feet to an iron pin found (mcpeek);
3. S 86°30'26" E a distance of 1263.85 feet to an iron pin found (mcpeek) on the west line of the lands now owned by Steven P. Wayne (OR 1818-507);

thence with the west line of said Wayne's lands, S 39°20'18" E a distance of 421.32 feet to a point on the south line of said Section 5, also being the south line of said Springfield Township;

thence with said township line, N 87°41'53" W a distance of 2008.29 feet to the place of beginning, passing an iron pin found (5/8") at 450.75 feet and 1882.56 feet, containing 20.569 acres more or less, excepting a parcel of lands that is 0.367 acres (to be described below and being part of this same description) leaving a total of 20.202 acres more or less,

Exception of 0.367 acres is described as follows.

Beginning at an iron pin found at the southwest corner of the southeast quarter of said Section 5, thence N 87°50'45" E a distance of 1286.22 feet to an iron pin set, the principal place of beginning;

thence the following four (4) courses:

1. N 03°49'02" E a distance of 131.46 feet to an iron pin set;
2. S 83°48'00" E a distance of 122.23 feet to an iron pin set;
3. S 04°03'15" W a distance of 131.09 feet to an iron pin set;
4. N 83°58'05" W a distance of 121.67 feet to the place of beginning, containing 0.367 acres more or less.

Also appended to the above described parcel of land is an easement for the purpose of ingress/egress and it is 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 20.202 acre parcel is based on a field survey made by McPeek Land Surveying on June 5th, 2020 & November 28th, 2023.

Brian Kelly McPeek, PS 8517

Date

1/3/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: 1/11/2024

Date

Fee Paid