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David R. West, Trustee
OR 2375-202
+/-6.519 Acres
All of: 44-42-02-04-000

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Southeast Quarter of Section 20, Township 2, Range 8. Being all of the lands now owned by David R. West, Trustee, as recorded in OR 2375-202 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at a stone found at the Southwest corner of the Southeast Quarter of Section 20, thence S 89°13'05" E a distance of 993.15 feet to an iron pin found (gamble) at the southeast corner of the lands now owned by Timothy W. Williams (OR 1695-604), the principal place of beginning;

Thence with the east line of said Williams' lands, N 28°48'32" W a distance of 93.96 feet to a pipe found (1") on the southwest corner of the lands now owned by James Huey & Sherri Huey (OR 2787-370);

Thence with the common line of said Huey/West, Trustee's lands, the following three (3) courses:

1. N 77°37'16" E a distance of 61.42 feet to a pipe found (1");
2. N 21°24'41" W a distance of 476.24 feet to a pipe found (1");
3. N 13°31'06" W a distance of 358.42 feet to a point in the center of Frame Road (T-308), passing a pipe found (1") at 341.20 feet;

Thence with the center of said Frame Road, N 74°18'06" E a distance of 251.50 feet to a point at the northwest corner of the lands now owned by Donna Hannigan (OR 1529-852);

Thence leaving the center of said Frame Road and going with the common line of said Hannigan/West, Trustee's lands the following five (5) courses:

1. S 11°47'20" E a distance of 119.12 feet to an iron pin set, passing an iron pin found (5/8") at 14.68 feet;
2. S 12°27'58" W a distance of 243.71 feet to an iron pin found (5/8");
3. S 17°32'40" E a distance of 130.81 feet to an iron pin found (Biedenbach);
4. S 72°38'06" E a distance of 57.19 feet to an iron pin found (Biedenbach);
5. N 66°05'29" E a distance of 141.07 feet to an iron pin found (Biedenbach), on the west line of the lands now owned by Laura Crane (OR 2966-626);

Thence with the common line of said Crane/West, Trustee's lands, the following two (2) courses:

1. S 10°38'46" E a distance of 299.38 feet to an iron pin found (5/8");
2. N 80°55'56" E a distance of 347.00 feet to an iron pin found (5/8") on the west line of the lands now owned by Galina S. Ritchey, ETAL (OR 2835-103);

Thence with the west line of said Ritchey, ETAL's lands, S 08°57'23" E a distance of 174.36 feet to an iron pin set on the north line of the lands now owned by Wadih Farid Riashi & Rose Michel Riashi (DR 1151-234);

Thence with the north line of said Riashi's lands, S 80°25'23" W a distance of 627.77 feet to the place of beginning, containing 6.519 acres more or less, subject to all legal highways and easements of record.

Appended to the above-described parcel is an existing sanitary sewer easement as recorded in OR 1529-852.

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 6.519 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on March 30th, 2021



DESCRIPTION
APPROVED
By: RK 4/13/2021