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Tracy Douglas
OR 2853-719
+/-10.780 Ac.
All of: 47-02-02-13-000

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 2, T17, R15. Being all of the land now owned by Tracy Douglas as recorded in OR 2853-719 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference at a stone found at the southeast corner of said northeast quarter, thence with the quarter section line, N 85°53'19" W a distance of 338.25 feet to an iron pin set at the southwest corner of the lands now owned by Randy & Vesta Cavinee (OR 3047-604)), the principal place of beginning;

thence continuing with the quarter section line, N 85°53'19" W a distance of 552.75 feet to an iron pin set at the southeast corner of the lands now owned by Bernadine Swingle (OR 2696-934);

thence with the east line of said Swingle's lands, N 03°22'20" E a distance of 512.77 feet to a point in the center of Kent Run, passing an iron pin set at 291.36 feet;

thence with the center of said Kent Run the following six (6) courses:

1. S 82°14'08" E a distance of 251.90 feet to a point;
2. N 82°33'44" E a distance of 313.93 feet to a point;
3. N 63°58'15" E a distance of 116.07 feet to a point;
4. N 85°04'16" E a distance of 63.48 feet to a point;
5. S 78°59'44" E a distance of 38.88 feet to a point;
6. S 62°22'53" E a distance of 141.41 feet to a point, said point being on the east line of said Section 2;

thence with the east line of said Section 2, S 03°22'20" W a distance of 509.00 feet iron pin set at a common corner of said Douglass/Cavinee's lands, passing an iron pin set at 66.74 feet;

thence leaving said section line and going with the common line of said Douglas/Cavinee's lands the following two (2) courses:

1. N 85°53'19" W a distance of 337.50 feet to an iron pin set;
2. S 04°06'41" W a distance of 57.75 feet to the principal place of beginning, containing 10.780 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 that is 16.5' wide and runs west along the north side quarter section line through the lands now owned by Bernadine Swingle (OR 2696-934) to the center of Opera Road (T-277) as recorded in OR 2853-719.

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 10.780 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on November 17th, 2022.

OFFICE COPY
NOT RECORDABLE



Date

DESCRIPTION
APPROVED

By: BWS 11-21-2022