



**Randy Cavinee & Vesta Cavinee  
OR 3047-604 & OR 3047-606  
+/-2.976 Ac.**

**All of: 47-04-01-39-000 (+/-2.528 Ac.) & All of: 47-02-02-14-000 (+/-0.448 Ac.)**

Situated in the State of Ohio, County of Muskingum, Township of Newton, Northeast Quarter of Section 2 and the Northwest Quarter of Section 1, T17, R15. Being all of the land now owned by Randy Cavinee & Vesta Cavinee as recorded in OR 3047-604 & OR 3047-606 of the Muskingum County Recorder's office and more particularly described as follows.

Beginning at a stone found at the southeast corner of said northeast quarter of Section 2, thence with the quarter section line, N 85°53'19" W a distance of 338.25 feet to an iron pin found (mcpeek) at the southeast corner of the lands now owned by Dustin Gerken & Iulia Gerken (OR 3130-805);

thence with the common line of said Cavinee/Gerken's lands the following three (3) courses:

1. N 04°06'41" E a distance of 57.75 feet to an iron pin found (mcpeek);
2. S 85°53'19" E a distance of 337.50 feet to an iron pin found (mcpeek) on the section line common with Sections 2 & 1;
3. with the section line, N 03°22'20" E a distance of 509.00 feet to a point in the center of Kent Run, passing an iron pin found (mcpeek) at 441.01 feet;

thence into Section 1 and with the center of said Kent Run the following seven (7) courses:

1. S 64°13'46" E a distance of 95.93 feet to a point;
2. S 30°40'08" E a distance of 98.61 feet to a point;
3. S 18°49'29" E a distance of 91.70 feet to a point;
4. S 12°52'02" E a distance of 199.30 feet to a point;
5. S 08°34'09" E a distance of 72.81 feet to a point;
6. S 30°32'51" E a distance of 69.86 feet to a point;
7. S 26°50'50" E a distance of 50.33 feet to a point on the south line of the northwest quarter of said Section 1;

thence with the south line of said northwest quarter of Section 1, N 86°32'36" W a distance of 313.66 feet to the place of beginning, passing an iron pin set at 50.00 feet, containing 2.976 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 2.976 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 17<sup>th</sup>, 2022 & March 28<sup>th</sup>, 2024.

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517  
**DESCRIPTION  
APPROVED**  
By: [Signature] 4/10/24

STATE OF OHIO  
Brian K. McPeek  
8517  
REGISTERED  
PROFESSIONAL SURVEYOR

Date 4/2/24