



Ronald L. Madden & Kimberly B. Madden
OR 2720-175
Part of: 56-80-19-05-000
+/-18.352 Acres

Situated in the State of Ohio, County of Muskingum, Township of Salem, being part of the Southwest Quarter of Section 19, Township 2, Range 6 and being part of the lands now owned by Ronald L. Madden & Kimberly B. Madden as recorded in OR 2720-175 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a railroad spike found at the southwest corner of the southwest quarter of said Section 19;

thence with the south line of said Section 19, S 88°14'35" E a distance of 884.73 feet to a point at the southeast corner of the lands now owned by Jeffrey L. Reilly & Tricia L. Reilly (DR 959-43), the principal place of beginning;

thence with the east line of said Reilly's lands, N 01°15'17" W a distance of 451.03 feet to an iron pin found (5/8") on the southern line of the lands now owned by BJ & LJ Investments, LLC (OR 3133-734), passing an iron pin found (5/8") at 8.78 feet;

thence with the common line of said BJ & LJ Investments, LLC/Madden's lands the following six (6) courses:

1. N 56°35'38" E a distance of 226.41 feet to an iron pin found (mcpeek);
2. N 61°36'17" E a distance of 200.39 feet to an iron pin found (mcpeek);
3. N 44°48'33" E a distance of 153.27 feet to an iron pin found (mcpeek);
4. N 63°48'15" E a distance of 600.70 feet to an iron pin found (mcpeek);
5. S 86°11'39" E a distance of 246.97 feet to an iron pin found (mcpeek);
6. S 09°12'59" W a distance of 808.59 feet to an iron pin set;

thence leaving said common line and going through said Madden's lands the following eight (8) courses:

1. N 62°10'18" W a distance of 29.91 feet to an iron pin set;
2. N 21°54'42" W a distance of 112.30 feet to an iron pin set;
3. N 37°14'30" W a distance of 44.83 feet to an iron pin set;
4. N 76°18'29" W a distance of 60.56 feet to an iron pin set;
5. S 87°02'13" W a distance of 117.12 feet to an iron pin set;
6. S 83°38'36" W a distance of 193.83 feet to an iron pin set;
7. S 30°45'20" E a distance of 147.45 feet to an iron pin set;
8. S 14°34'21" W a distance of 273.28 feet to a point on the south line of said Section 19, passing an iron pin set at 258.35 feet;

thence with the south line of said Section 19, N 88°14'35" W a distance of 662.39 feet to the principal place of beginning, containing a total of 18.352 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 18.352 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on January 17th, 2020, April 4th, 2022, October 12th, 2022, October 30th, 2024 & February 4th, 2025.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck, PS 8517



Date

2/24/25

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION
APPROVED

By: M 2/25/25