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Cheryl L. Crowder & Christina A. Dobbins
OR 3074-880
Tract One
Part of: 08-25-19-01-004
+/-44.123 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part of the Northeast Quarter of Section 19, Township 11, Range 13, being part of the lands now owned by Cheryl L. Crowder & Christina A. Dobbins in OR 3074-880 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a stone found at the northeast corner of the northeast quarter of said Section 19, being on the east line of said Brush Creek Township, thence with the east line of said Section 19, S 02°37'35" W a distance of 307.96 feet to an iron pin set;

thence going through said Crowder & Dobbins' lands, S 57°33'28" W a distance of 1656.53 feet to an iron pin set on the east line of the lands now owned by Phillip E. & Cheryl L. Crowder (OR 3009-100);

thence with the east line of said Crowder's lands, N 45°16'32" W a distance of 1551.05 feet to an iron pin found (newcome) on the west line of said northeast quarter;

thence with the wet line of said northeast quarter, N 02°57'14" E a distance of 226.24 feet to a stone found at the northwest corner of said northeast quarter;

thence with the north line of said Section 19, S 87°13'44" E a distance of 2505.41 feet to the principal place of beginning, passing an iron pin found (mcpeek) at 1252.70 feet, containing a total of 44.123 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 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 44.123 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 17th, 2022.



DESCRIPTION
APPROVED

By: [Signature] 6-30-2022