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Cheryl L. Crowder & Christina A. Dobbins
OR 3074-880
Tract Two
Part of: 08-25-19-01-004
+/-39.646 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 for reference 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, the principal place of beginning;

thence continuing with said east line, S 02°37'35" W a distance of 2078.84 feet to a point at the northeast corner of the lands now owned by Christina Ann Dobbins (OR 2752-748), said point is referenced by an iron pin found (daniels) that bears S 88°06'56" E a distance of 2.04 feet;

thence with the north line of said Dobbins' lands, N 88°02'08" W a distance of 531.22 feet to an iron pin found (daniels) at an easterly corner of the lands now owned by Carl Brown (OR 1925-423);

thence with the common line of said Brown/Crowder & Dobbins' the following two (2) courses:

1. N 07°29'52" E a distance of 522.27 feet to an iron pin found (daniels);
2. N 88°50'44" W a distance of 185.49 feet to an iron pin found (daniels) at an easterly corner of the lands now owned by Phillip E. & Cheryl L. Crowder (OR 3009-100);

thence with Crowder's east line, N 45°16'32" W a distance of 1391.18 feet to an iron pin set, passing an iron pin set at 921.23 feet;

thence going through said Crowder & Dobbins' lands, N 83°10'39" E a distance of 1059.72 feet to an iron pin set;

thence continuing through said Crowder & Dobbins' lands, N 57°33'28" E a distance of 805.39 feet to the principal place of beginning, containing a total of 39.646 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 39.646 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 17th, 2022.



7/14/22
Date

DESCRIPTION
APPROVED

By: MB 7-19-2022