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Kyle A. Allen
OR 2956-595
Parcel Two
+/-15.441 Acres
All of: 08-40-23-05-000

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Northeast Quarter of Section 23, Township 11, Range 13, Congress Land East of the Scioto River. Being part of the lands now owned by Kyle A. Allen as recorded in OR 2956-595, Parcel Two of the Muskingum County Recorder's office and more particularly described as follows.

Beginning for reference, a pipe found (1") at the southwest corner of said northeast quarter, thence with the south line of said northeast quarter, S 86°42'30" E a distance of 979.65 feet to an iron pin set at the southeast corner of the land now owned by Orchard of Bill & Vicky Thomas, LLC (OR 2631-170), the principal place of beginning; thence with the east line of said Orchard of Bill & Vicky Thomas, LLC's lands the following two (2) courses:

1. N 02°57'08" E a distance of 404.54 feet to an iron pin set;
2. N 21°25'00" W a distance of 596.12 feet to an iron pin set on the south line of the land now owned by William R. Allen & Patricia M. Allen (DR 1119-419);

thence with the thence with the common line of said Allen & Allen/Allen's lands the following two (2) courses:

1. N 68°35'17" E a distance of 391.15 feet to an iron pin set;
2. N 20°12'32" W a distance of 648.49 feet to a point in the center of Irish Ridge Road, passing an iron pin found (5/8") at 630.93 feet;

thence with the center of said Irish Ridge Road the following three (3) courses:

1. N 58°40'18" E a distance of 17.83 feet to a point;
2. N 59°44'51" E a distance of 41.15 feet to a point;
3. N 64°58'36" E a distance of 30.69 feet to a point at the north east corner of the lands now owned by said Kyle A. Allen (OR 2956-595, Parcel One);

thence with the common line of said Allen's parcel one and parcel two the following two (2) courses:

1. S 19°38'42" E a distance of 129.94 feet to an iron pin, passing an iron pin set at 18.82 feet;
2. N 70°01'18" E a distance of 401.32 feet to an iron pin set on the west line of the lands now owned by Scott L. Boetcher & Brenda Boetcher (OR 2526-11);

thence with the west line of said Boetcher's lands, S 03°34'46" W a distance of 1790.58 feet to a stone found on the mid-section line of said Section 23;

thence with said mid-section line, N 86°42'30" W a distance of 331.49 feet to the principal place of beginning, containing 15.441 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 15.441 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on December 7th, 2022

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 1/19/23
DESCRIPTION
APPROVED
By: *Autu 1/19/23*