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Matthew W. Dearth & Marcus Dearth
OR 3032-340
Part of: 20-60-19-01-000
+/- 12.800 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being part of the northeast quarter of Section 19, T12, R12, Congress Lands East of the Scioto River and being part of the lands now owned by Matthew W. Dearth & Marcus Dearth as recorded in OR 3032-340 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a stone found at the northwest corner of said northeast quarter, thence with the north line of said section, S 87°15'17" E a distance of 945.00 feet to an iron pin set;

thence going through said Dearth's lands the following two (2) courses:

1. S 01°59'35" W a distance of 695.14 feet to an iron pin set;
2. S 16°52'40" W a distance of 74.36 feet to a point in the center of Virginia Ridge Road (TR-66), passing an iron pin set at 45.96 feet;

thence with the center of said Virginia Ridge Road, with a curve turning to the left having an arc length of 286.68 feet, a radius of 865.62 feet, with a chord bearing of N 62°39'59" W and a chord length of 285.37 feet to a point at the southeast corner of the lands now owned by Matthew W. Dearth (OR 2378-261);

thence with the common line of Matthew W. Dearth/Matthew W. Dearth & Marcus Dearth's lands the following three (3) courses:

1. N 16°51'36" E a distance of 231.78 feet to an iron pin found (finley), passing an iron pin found (finley) at 30.99 feet;
2. N 75°36'25" W a distance of 414.06 feet to an iron pin found (finley);
3. S 09°52'04" W a distance of 302.51 feet to a point in the center of said Virginia Ridge Road, passing an iron pin found (finley) at 253.21 feet;

thence with the center of said Virginia Ridge Road the following four (4) courses:

1. with a curve turning to the left having an arc length of 68.30 feet, a radius of 263.16 feet, with a chord bearing of S 52°51'49" W and a chord length of 68.11 feet to a point;
2. S 45°25'44" W a distance of 146.61 feet to a point;
3. S 41°45'22" W a distance of 186.93 feet to a point;
4. S 50°22'14" W a distance of 11.13 feet to a point on the west line of said northeast quarter;

thence with the west line of said northeast quarter, N 01°59'35" E a distance of 944.53 feet to the principal place of beginning, passing iron pins found (mcpeek) at 39.76 feet, 92.35 feet and a stone found at 313.21 feet, containing a total of 12.800 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

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 12.800 acre tract and its ingress/egress easement is based on a field survey made by McPeek Land Surveying, LLC on August 3rd, 2022.

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NOT RECORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/17/22
Date

Fee Paid

8/10/22
Date

DESCRIPTION
APPROVED

By: DW 8-12-2022