

40-50-21-06-000



**Theresa Mell Erickson**  
**OR 2993-493**  
**All of: 40-50-21-06-000 (+/-4.569 Ac.)**

Situated in the State of Ohio, County of Muskingum, Township of Meigs, Northwest Quarter of Section 21, T12, R11, Congress Lands East of the Scioto River and also being all of the lands now owned by Theresa Mell Erickson (OR 2993-493, Parcels 40-50-21-06-000) recorded in the Muskingum County Recorder's Office and described as follows.

Beginning for reference at an iron pin found (finley) at the southeast corner of the northeast quarter of said Section 20, thence with the section line, N 02°10'31" E a distance of 103.14 feet to a point in the center of High Hill Road (CR-59), the principal place of beginning;

Thence continuing with said section line N 2°10'31" E a distance of 1226.42 feet to an iron pin found (harkness) at a northwest corner of said Mell's lands, passing an iron pin set at 48.81 feet;

Thence with the south line of said Carpenter's lands, S 64°54'11" E a distance of 298.82 feet to a point in the center of said High Hill Road, passing an iron pin found (harkness) at 265.11 feet;

Thence with the center of said High Hill Road the following six (6) courses:

1. With a curve to the left having a radius of 326.71 feet, an arc distance of 125.57 feet and a chord bearing S 22°02'00" W a distance of 124.80 feet to a point;
2. S 07°18'28" W a distance of 87.60 feet to a point;
3. With a curve to the right having a radius of 4023.81 feet, an arc distance of 406.21 feet and a chord bearing S 09°37'55" W a distance of 406.04 feet to a point;
4. S 13°22'49" W a distance of 96.87 feet to a point;
5. With a curve to the right having a radius of 1300.92 feet, an arc distance of 273.68 feet and a chord bearing S 18°39'55" W a distance of 273.17 feet to a point;
6. S 29°40'43" W a distance of 164.43 feet to the point of beginning, containing a total of 4.569 acres more or less, subject to all legal highways and easements of record.

All bearings and distances described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

***Subject to an easement for the purpose of ingress/egress, 10 feet in width, recorded in OR 2993-493.***

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 4.569 acre parcel is based on a field survey made by McPeek Land Surveying May 5<sup>th</sup>, 2021.

**OFFICE COPY**

**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



5/21/21  
Date

**DESCRIPTION  
APPROVED**

By: [Signature] 5/27/21