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The Downing Co.
DR 802-136, PB 15, Page 52 & PB 15, Page 107
All of: 51-63-02-20-000
+/- 1.086 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Perry, Quarter Township 3, T1, R6, United States Military Lands and being a portion of Rusty Rifle Road as platted in Scenery Hill Sub. (PB 15, Page 52 & Scenery Hill Sub. No. 2, PB 15, Page 107) and not accepted by the township, now owned by The Downing Co. (DR 802-136), more particularly described as follows.

Beginning at an iron pin found (5/8") at the southwest corner of Lot 5 of said Scenery Hill Sub., thence with the north line of platted Rusty Rifle Road the following four (4) courses:

1. N 68°28'27" E a distance of 376.13 feet to a point, passing an iron in found (5/8") at 139.65 and an iron pin set at 260.00 feet;
2. with a curve to the left having a radius of 236.68 feet, an arc distance of 266.08 feet and a chord that bears N 36°33'12" E a distance of 252.28 feet to a point;
3. N 04°40'51" E a distance of 165.14 feet to a point;
4. with a curve to the left having a radius of 207.04 feet, an arc distance of 100.21 feet and a chord that bears N 09°11'10" W a distance of 99.23 feet to a point at the northwest corner of said The Downing Co.'s lands;

thence with the north line of said The Downing Co.'s lands, N 66°56'53" E a distance of 50.00 feet to a point at the northeast corner of said The Downing Co.'s lands;

thence with the east line of said platted Rusty Rifle Road the following four (4) courses:

1. with a curve to the right having a radius of 257.04 feet, an arc distance of 124.41 feet and a chord that bears S 09°11'09" E a distance of 123.20 feet to an iron pin set;
2. S 04°40'51" W a distance of 165.00 feet to an iron pin set, passing an iron pin found (5/8") at 77.23 feet, 0.60 feet east of line;
3. with a curve to the right having a radius of 286.68 feet, an arc distance of 321.98 feet and a chord bearing S 36°33'11" W a distance of 305.32 feet to an iron pin found (5/8");
4. S 68°29'38" W a distance of 374.65 feet to an iron pin found at the northwest corner of Lot 2, being the east line of Browns Drive, passing an iron pin set at 154.65 feet;

thence with the east line of said Browns Drive, N 23°07'27" W a distance of 49.89 feet to the place of beginning, containing a total of 1.086 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 1.086 acre tract is based on a field survey made by McPeek Land Surveying, LLC on May 9th, 2024.

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Room

Brian Kelly McPeek, PS 8517

STATE OF OHIO
Brian Kelly McPeek
8517
REGISTERED
PROFESSIONAL SURVEYOR

Date 5/9/24

DESCRIPTION
APPROVED
By: [Signature] 5/28/24