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Gregory Connell
OR 2189-257
+/-40.23 Acres

Situated in the State of Ohio, County of Muskingum, Township of Union, Southwest Quarter of Section 6, T1, R5 being part of the lands now owned by Gregory Connell as recorded in OR 2189-257 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the northwest corner of said southwest quarter, thence with the mid-section line, S 88°01'36" E a distance of 1649.42 feet to a point on the northwest corner of the lands owned by John P. Connell, ETAL (OR 2191-49);

Thence leaving said mid-section line and going with the west line of said Connell, ETAL's lands, S 23°42'34" E a distance of 646.17 feet to a point in the center of Norwich Valley Road (T-188), passing an pipe found at 4.89 feet and an iron pin set at 596.17 feet;

Thence with the center of said Norwich Valley Road the following two (2) courses:

1. with a curve turning to the left with an arc length of 113.85 feet, with a radius of 351.83 feet, with a chord bearing of S 23°11'51" E, a distance of 113.36 feet to a point;
2. S 36°57'38" E a distance of 140.05 feet to a point;

Thence leaving the center of said Norwich Valley Road and going through said Connell's lands the following three (3) courses:

1. S 49°58'59" W a distance of 138.35 feet to an iron pin set;
2. S 75°09'58" W a distance of 184.20 feet to an iron pin set;
3. S 87°17'46" W a distance of 1097.82 feet to a point on the northeasterly line of The Baltimore & Ohio Railroad Company (V125, Pg. 34), passing an iron pin set at 1047.82 feet;

Thence with the northeasterly line of said The Baltimore & Ohio Railroad Company's lands the following three (3) courses:

1. with a curve turning to the left with an arc length of 621.19 feet, with a radius of 1959.49 feet, with a chord bearing of N 65°23'10" W, a distance of 618.60 feet to a point;
2. S 21°56'20" W a distance of 10.06 feet to a point;
3. with a curve turning to the left with an arc length of 121.12 feet, with a radius of 1949.49 feet, with a chord bearing of N 76°16'51" W, a distance of 121.10 feet to an iron pin set on the west line of said Section 6, also being the common line of Union Township and Perry Township;

Thence with the Township line, N 02°00'56" E a distance of 775.89 feet to the principal place of beginning, containing a total of 40.23 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, Grid North 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 40.23 acre parcel is based on a field survey made by McPeek Land Surveying on July 5th, 2020.