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Hattie M. Gibson
DR 1161-590
All of: 08-20-17-59-000
+/-2.751 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Southeast Quarter of Section 17, T11, R13 and being all of the lands now owned by Hattie M. Gibson (DR 1161-590) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the center of said Section 17, thence with the mid-section line, S 86°50'07" E a distance of 312.75 feet to a point in the center of Center Road (SR-555), passing an iron pin set at 282.75 feet; thence with the center of said Center Road the following three (3) courses:

1. with a curve to the left having a radius of 2864.79 feet, an arc distance of 218.25 feet and a chord bearing S 13°13'36" E a distance of 218.20 feet to a point;
2. S 15°24'33" E a distance of 119.98 feet to a point;
3. S 15°48'44" E a distance of 43.17 feet to a point, being the northeast corner of the lands now owned by Adam W. Coen (OR 2869-931);

thence with the north line of said Coen's lands, N 78°23'31" W a distance of 430.25 feet to a point at the northwest corner of said Coen's lands, passing an iron pin found (1") at 429.17 feet;

thence with the west line of said Gibson's lands, N 02°58'33" E a distance of 300.71 to the place of beginning, passing an iron pin found (1") at 72.47 feet, 2.61 feet east of line and an iron pin found (5/8") at 297.97 feet, containing a total of 2.751 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.

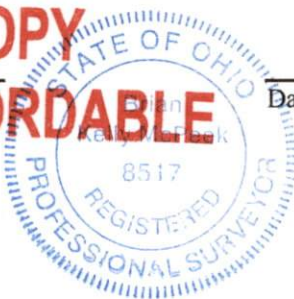
The above described 2.751 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on April 4th, 2024.

OFFICE COPY

Brian Kelly McPeck, PS 8517

Date

NOT RECORDABLE



DESCRIPTION

APPROVED

By: Brian K. McPeck