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Heather R. Meredith, Trustee
OR 2409-784
Part of: 47-44-02-02-000 (+/- 1.783 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Southeast Quarter of Section 17, Township 15, Range 14, Congress Lands East of the Scioto River, being part of the lands now owned by Heather R. Meredith, Trustee (OR 2409-784) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (harkness) at the southeast corner of Section 17, thence N 09°09'01" W a distance of 1835.19 feet to an iron pin set within the lands of said Meredith, Trustee, the principal place of beginning;

thence going through said Meredith, Trustee's lands the following two (2) courses:

1. N 07°32'30" E a distance of 281.90 feet to an iron pin set;
2. S 86°40'34" E a distance of 166.72 feet to an iron pin set on the west line of the lands now owned by Marvin L. & Ruby B. Tewksbury (DR 527-865);

thence with the common line of said Meredith, Trustee/Tewksbury the following two (2) courses:

1. S 02°50'09" W a distance of 129.56 feet to a pipe found (1");
2. S 86°40'34" E a distance of 180.56 feet to a pipe found (1") on the east line of said section;

thence with the east line of said Section 17, S 02°01'21" W a distance of 151.61 feet to an iron pin set;

thence leaving said section line and going through said Meredith, Trustee's lands, N 86°40'34" W a distance of 372.56 feet to the principal place of beginning, containing 1.783 acres more or less, subject to all legal highways and easements of record.

Appended to the above described parcel is an easement 25 feet in width for the purpose of ingress/egress, its centerline is described as follows:

Beginning for reference at an iron pin found (harkness) at the southeast corner of Section 17, thence N 04°11'19" W a distance of 2588.68 feet to a point in the center of Crock Road (TR-265);

thence leaving the center of said road and going through said Meredith, Trustee's lands the following eleven (11) courses:

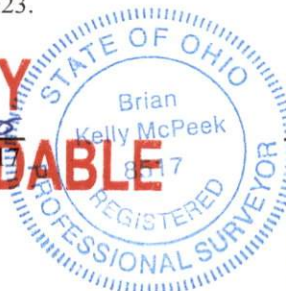
1. S 34°36'07" W a distance of 99.21 feet to a point;
2. with a curve to the left having a radius of 72.64 feet, arc distance of 103.64 feet and a chord bearing S 07°52'06" E a distance of 95.07 feet to a point;
3. S 59°41'49" E a distance of 17.34 feet to a point;
4. with a curve to the right having a radius of 14.97 feet, an arc distance of 19.16 feet and a chord bearing S 25°01'50" E a distance of 17.88 feet to a point;
5. S 18°00'45" W a distance of 98.27 feet to a point;
6. S 22°39'21" W a distance of 129.91 feet to a point;
7. with a curve to the left having a radius of 241.81 feet, an arc distance of 65.20 feet and a chord bearing S 16°37'02" W a distance of 65.00 feet to a point;
8. S 09°34'06" W a distance of 82.20 feet to a point;
9. S 04°01'39" W a distance of 124.43 feet to a point;
10. with a curve to the left having a radius of 22.96 feet, an arc distance of 24.06 feet and a chord that bears S 24°55'45" E a distance of 22.97 feet to a point;
11. S 54°13'00" E a distance of 43.55 feet to the terminus of said easement.

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 1.783 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 10th, 2023.

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NOT RECORDABLE



DESCRIPTION
APPROVED

By: MB 8-17-2023

Date 7/10/23
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 8/17/23 Fee Paid -