



Ronald L. Madden & Kimberly B. Madden
OR 2720-175
Part of: 56-80-19-05-000
+/-22.089 Acres

Situated in the State of Ohio, County of Muskingum, Township of Salem, being part of the Southwest Quarter of Section 19, Township 2, Range 6 and being part of the lands now owned by Ronald L. Madden & Kimberly B. Madden as recorded in OR 2720-175 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a point for reference at the southeast corner of said southwest quarter, thence with the south line of said section, N 88°14'35" W a distance of 710.59 feet to a point, the principal place of beginning;

thence continuing with the south line of said section, N 88°14'35" W a distance of 1077.14 feet to a point at the southeast corner of the lands now owned by Jeffrey L. & Tricia L. Reilly (DR 959-43);

thence leaving said section line and going with the east line of said Reilly's lands, N 01°15'17" W a distance of 451.03 feet to an iron pin found (5/8"), passing an iron pin found (5/8") at 8.78 feet;

thence going through said Madden's lands the following six (6) courses:

1. N 56°35'38" E a distance of 226.41 feet to an iron pin set;
2. N 61°36'17" E a distance of 200.39 feet to an iron pin set;
3. N 44°48'33" E a distance of 153.27 feet to an iron pin set;
4. N 63°48'15" E a distance of 600.70 feet to an iron pin set;
5. S 86°11'39" E a distance of 246.97 feet to an iron pin set;
6. S 09°12'59" W a distance of 1075.30 feet to the principal place of beginning, passing an iron pin set at 1057.72 feet, containing a total of 22.089 acres more or less, subject to all legal highways and easements of record.

Appended to is an easement 20 feet in width for an existing gasline as shown on the attached plat.

Appended to are two easements for the purpose of ingress/egress as shown on the attached plat.

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 22.089 acre parcel is based on a field survey made by Brian K. McPeck of McPeck Land Surveying on January 17th, 2020, April 4th, 2022 & October 12th, 2022.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS. 8517 Date 3/9/23
Kelly McPeck
8517
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION

APPROVED

By: [Signature] 3/15/23