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Charles J. & Alisha R. Buchanan
OR 3090-423
Part of: 60-50-15-09-000 (+/-9.234 Ac.)
Part of: 60-50-15-12-001 (+/-5.766 Ac.)
Total +/-15.000 Ac.
Tract One

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek and being part of the of the Northwest Quarter of Section 15, Township 13, Range 12, also being part of the lands now owned by Charles J. & Alisha R. Buchanan as recorded in OR 3090-423 of the Muskingum County Recorder more fully described as follows.

Beginning for reference at a stone found at the northwest corner of said northwest quarter, thence with the north line of said section, S 88°05'51" E a distance of 936.73 feet to an iron pin found (1/2") at the northeast corner of the lands now owned by Lowell Kevin & Deborah S. Deal (DR 699-294), the principal place of beginning; thence continuing with said north line, S 88°05'51" E a distance of 764.31 feet to an iron pin set; thence going through said Buchanan's lands, the following two (2) courses:

1. S 02°24'31" W a distance of 702.33 feet to an iron pin set;
2. N 89°03'16" W a distance of 1275.02 feet to an iron pin set on the east line of said Deal's lands;

thence with the east line of said Deal's lands the following five (5) courses:

1. N 51°57'03" E a distance of 351.05 feet to an iron pin found (1/2");
2. S 88°56'41" E a distance of 90.31 feet to an iron pin found (1/2");
3. N 26°36'04" E a distance of 262.77 feet to an iron pin found (1/2");
4. N 14°50'01" E a distance of 136.01 feet to an iron pin found (1/2");
5. N 09°39'26" E a distance of 126.70 feet to the principal place of beginning, containing a total of 15.000 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract of land is an easement (25' in width) for the purpose of ingress/egress, the centerline is described as follows:

Beginning at a point that bears S 02°24'31" W a distance 284.37 feet from an iron pin set at the northeast corner of the above described tract, thence going through said Buchanan's lands the following two (2) courses:

1. S 83°00'22" E a distance of 314.08 feet to a point;
2. N 35°02'41" E a distance of 70.97 feet to a point, the terminus of said centerline.

Appended to the above described parcel is also an existing ingress/egress easement, 9 feet in width along the east line of OR 3090-423 and also an existing ingress/egress easement, 18 feet in width going through DR 1075-520 to the center of Chandlersville Road (SR-146) approximately 145' long.

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 15.000 acre parcel is based on a field survey made by McPeek Land Surveying on January 5th, 2023.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

Date

1/10/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: 1/10/2023

Date

Fee Paid