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Charles J. & Alisha R. Buchanan
OR 3090-423
Part of: 60-50-15-09-000 (+/-3.879 Ac.)
Part of: 60-50-15-12-001 (+/-9.271 Ac.)
Total +/-13.150 Ac.
Tract Two

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 S 28°13'46" E a distance of 836.65 feet to an iron pin found (1/2") at the west line of the lands now owned by Lowell Kevin & Deborah S. Deal (DR 699-294), the principal place of beginning;

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

1. S 89°03'16" E a distance of 1275.02 feet to an iron pin set;
2. N 02°24'31" E a distance of 702.33 feet to an iron pin set on the north line of said Section 15;

thence with the north line of said Section 15, S 88°05'51" E a distance of 354.65 feet to an axle found on the northwest corner of the lands now owned by James E. Eck & Anna A. Eck, Trustees of the James L. Eck & Anna A. Eck Living Trust and Richard L. Eck & F. Yvonne Eck, Trustee of the Richard L. Eck & F. Yvonne Eck Living Trust (DR 1075-520) that lies in said section;

thence with the east line of said Buchanan's lands the following three (3) courses:

1. S 03°09'17" W a distance of 478.23 feet to an iron pin set;
2. S 88°59'04" E a distance of 9.00 feet to an axle found;
3. S 06°38'43" W a distance of 412.00 feet to an iron pin set at the northeast corner of Harold E. & Christine J. Blackford (DR 1134-74);

thence with the north line of said Blackford's lands, N 88°56'41" W a distance of 1829.62 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, N 51°57'03" E a distance of 299.04 feet to the principal place of beginning, containing a total of 13.150 acres more or less, subject to all legal highways and easements of record.

The above described tract of land is subject to 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 northwest 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 and subject 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 13.150 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

DESCRIPTION

APPROVED

By: Brian Kelly McPeek

Date 1/10/23

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date 1/10/23

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