



Carlos D. Clapper & Beverly E. Clapper
OR 1879-219
All of: 60-80-33-21-000
+/-55.381 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek and being part of the Southeast Quarter of Section 33, T13, R12, also being all of the lands now owned by Carlos D. Clapper & Beverly E. Clapper as recorded in OR 1879-219 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the southwest corner of said southeast quarter, thence with the mid-section line, N 02°54'28" E a distance of 1056.87 feet to an iron pin found (mcpeek) at the southwest corner of the lands now owned by Michael D. Wilson & Galen D. Wilson, Life Estate (OR 3178-676);

thence with the south line of said Wilson, Life Estate's lands, S 87°53'04" E a distance of 2101.03 to a point in the center of Cutler Lake Road (CR-45), passing an iron pin found (mcpeek) at 2081.84 feet;

thence with the center of said Cutler Lake Road the following ten (10) courses:

1. S 08°51'13" E a distance of 73.26 feet to a point;
2. S 11°36'11" E a distance of 110.13 feet to a point;
3. S 13°26'35" E a distance of 180.86 feet to a point;
4. S 11°23'20" E a distance of 109.14 feet to a point;
5. with a curve to the left having an radius of 475.52 feet, an arc length of 110.66 feet and a chord bearing S 20°27'40" E a distance of 110.41 feet to a point;
6. S 27°28'04" E a distance of 74.29 feet to a point;
7. S 30°22'20" E a distance of 162.77 feet to a point;
8. with a curve to the right having an radius of 316.14 feet, an arc length of 162.00 feet and a chord bearing S 18°09'23" E a distance of 160.24 feet to a point;
9. S 03°21'21" E a distance of 71.24 feet to a point;
10. with a curve to the right having a radius of 594.50 feet, an arc length of 76.71 feet and a chord bearing S 00°21'06" W a distance of 76.65 feet to a point on the south line of said section;

thence with the south line of said section, N 87°47'12" W a distance of 2460.86 feet to the principal place of beginning, containing a total of 55.381 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 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 55.381 acre tract is based on a field survey made by McPeek Land Surveying, LLC on January 28th, 2025.

