

06-80-27-01-00 2



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Mary Jane Mitchell
OR 2615-382
+/-2.526 Acres

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part of the NE Qtr. of Sec. 27, T12, R12. Being part of the lands now owned by Mary Jane Mitchell (OR 2615-382) more particularly described as follows.

Beginning for reference at the Northeast Corner of Section 27, thence S 28°05'29" W 1575.09 feet to an iron pin found at the north east corner of the lands now owned by Russell D. Kuhn & Billie Jo Kuhn (DR 1063-117);

thence with the north line of said Kuhn's lands, N 86°14'51" W 129.00 feet to an iron pin set and the principal place of beginning;

thence continuing with the north line of said Kuhn's lands, N 86°14'51" W 322.05 feet to an iron pin set;

thence leaving the north line of said Kuhn's lands and going through said Mitchell's lands the following five (5) courses:

1. N 03°45'09" E 88.11 feet to an iron pin set;
2. N 42°22'45" W 135.65 feet to an iron pin set;
3. N 17°06'37" E 161.12 feet to an iron pin set;
4. S 79°06'40" E 337.57 feet to an iron pin set;
5. S 05°22'02" E 300.74 feet to the place of beginning, containing 2.526 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract of lands is an existing 20 foot wide easement for ingress/egress as recorded in DR 1063-117 and an additional ingress/egress that is 20 feet in width, described as follows:

Beginning at a point that is N 86°14'51" W 84.21 feet from the southeast corner of the above described 2.526 acres tract, thence throught the lands of Kuhn the follownig four (4) courses:

1. S 41°00'33" E 39.50 feet to a point;
2. S 63°15'17" E 61.44 feet to a point;
3. S 83°39'35" E 74.33 feet to a point;
4. S 78°00'44" E 55.15 feet to point on the common line of said Kuhn and Mitchell's lands;

thence going through said Mitchell's lands the following two (2) courses;

1. S 32°03'31" E 21.18 feet;
2. S 06°02'27" W 59.89 feet to a point where the end of the existing easement recorded in DR 1063-117 and this new easement meet, the terminus.

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 2.526 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 13th, 2018

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



Date

2/15/18

Parcel No.

Part of: 06-80-27-01-000 (+/- 2.526 ac.)

DESCRIPTION
APPROVED

By:

[Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

3/5/18

Fee Paid

06-80-27-01-002A

SITUATED IN

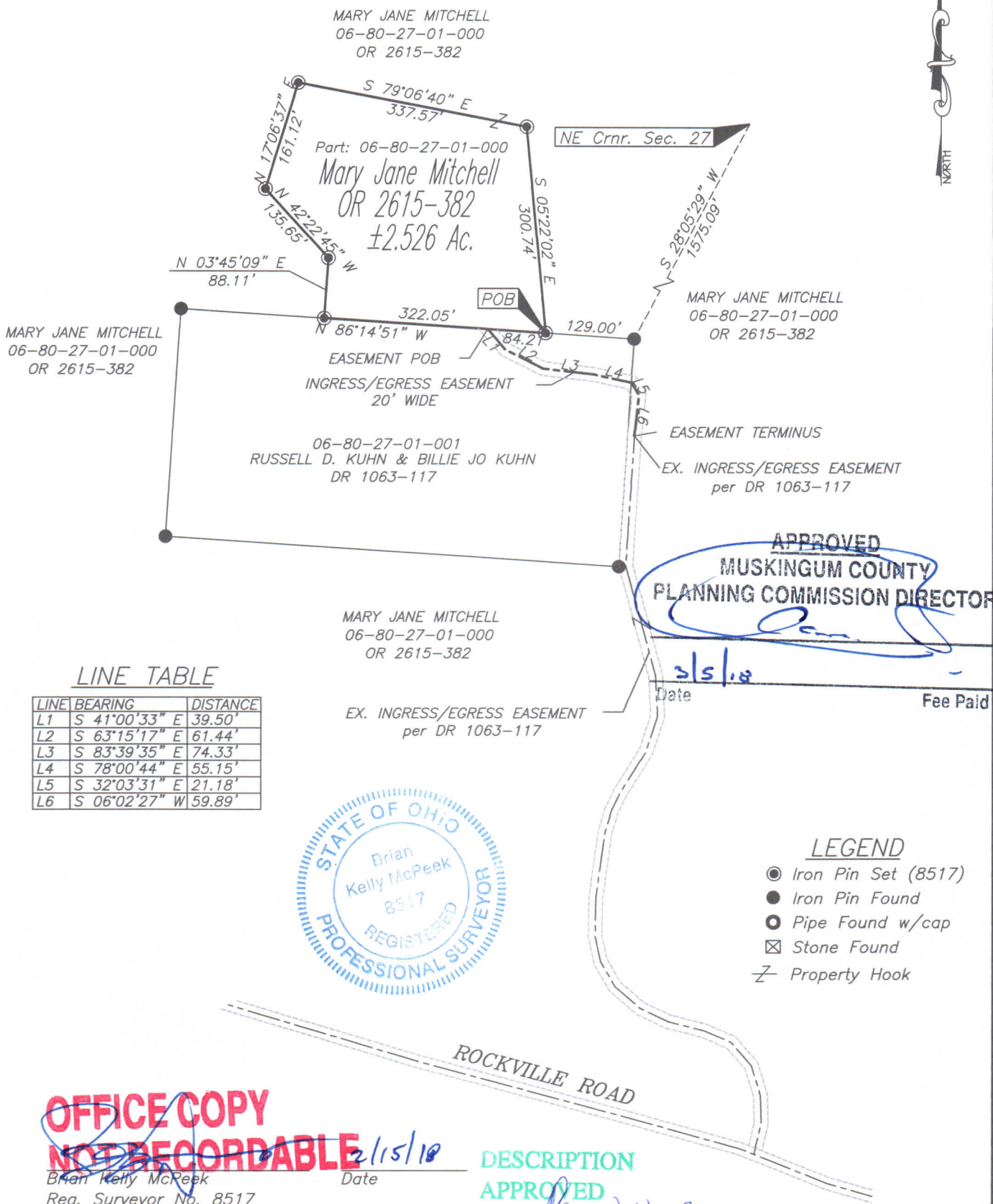
The State of Ohio, County of Muskingum,
Blue Rock Township and being a part of
the Northeast Quarter of Section 27, T12,
R12, Congress Lands East of the Scioto River.

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org



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LAND
SURVEYING** LLC

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