

10-10-09-04-000
10-10-09-05-000
10-10-09-06-000



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Everett J. Hutchison, TOD
OR 1537-774
+/-0.860 Ac.

Situated in the State of Ohio, Muskingum County, Village of Trinway, Quarter Township 1, Township 3, Range 8 and being all of the lands now owned by Everett J. Hutchison, TOD (OR 1537-774, Tract 1-Parcel 1 & 2 and Tract 4- Parcel 6) of the Muskingum County Recorders Office and more fully described as follows.

Tract 1 -Beginning at a point on the southeast corner of Lot 7 of the Cochran Addition to Trinway (PB 3, Pg. 77) and going across an alley 16 feet in width, South 73 degrees 39 minutes 57 seconds East, 16.00 feet to a pipe found and the point of beginning;

thence with the south line of the land now owned by Stacy Dailey (OR 1686-988), South 73 degrees 41 minutes 30 seconds East, 187.28 feet to an iron pin set on the westerly line of the lands now owned by W. & L.E. Railroad;

thence with said westerly line, South 15 degrees 59 minutes 55 seconds West, 120.21 feet to a point;
thence leaving said westerly line and with the common line of Muskingum County Parcels, 10-10-09-04-000 and 10-10-09-05-000, both parcels being currently owned by Everett J. Hutchison, TOD (OR 1537-774), North 73 degrees 37 minutes 40 seconds West, 188.06 feet to an iron pin set in the easterly line of the aforesaid alley 16 feet in width, passing an iron pin set at 15.00 feet;

thence with the easterly line of said alley, North 16 degrees 22 minutes 20 seconds East, 120.00 feet to the place of beginning, containing 0.517 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 0.517 acre parcel is based on a field survey made by McPeek Land Surveying on July 29th, 2014.

Tract 2 - Beginning at a point on the southeast corner of Lot 7 of the Cochran Addition to Trinway (PB 3, Pg. 77) and going across an alley 16 feet in width, South 73 degrees 39 minutes 57 seconds East, 16.00 feet to a pipe found;
thence with the easterly line of said alley, South 16 degrees 22 minutes 20 seconds West, 120.00 feet to an iron pin set and the point of beginning;

thence leaving said easterly line and with the common line of Muskingum County Parcels, 10-10-09-04-000 and 10-10-09-05-000, both parcels being currently owned by Everett J. Hutchison, TOD (OR 1537-774), South 73 degrees 37 minutes 40 seconds East, 188.06 feet to a point on the westerly line of the lands now owned by W. & L.E. Railroad, passing an iron pin set at 173.06 feet;

thence with said westerly line, South 11 degrees 12 minutes 25 seconds West, 50.20 feet to a point;
thence leaving said westerly line and with the common line of Muskingum County Parcels, 10-10-09-05-000 and 10-10-09-06-000, both parcels being currently owned by Everett J. Hutchison, TOD (OR 1537-774), North 73 degrees 37 minutes 40 seconds West, 192.58 feet to a iron pin set on the easterly line of the aforesaid alley 16 feet in width, passing an iron pin set at 20.00 feet;

thence with the easterly line of said alley, North 16 degrees 22 minutes 20 seconds East, 50.00 feet to the place of beginning, containing 0.219 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 0.219 acre parcel is based on a field survey made by McPeek Land Surveying on July 29th, 2014.

10-10-09-04.000 A
10-10-09-05.000 A
10-10-09-06-000 A

Tract 3 -Beginning at a point on the southeast corner of Lot 7 of the Cochran Addition to Trinway (PB 3, Pg. 77) and going across an alley 16 feet in width, South 73 degrees 39 minutes 57 seconds East, 16.00 feet to a pipe found; thence with the easterly line of said alley, South 16 degrees 22 minutes 20 seconds West, 170.00 feet to an iron pin set and the point of beginning, passing an iron pin set at 120.00 feet; thence leaving said easterly line and with the common line of Muskingum County Parcels, 10-10-09-05-000 and 10-10-09-06-000, both parcels being currently owned by Everett J. Hutchison, TOD (OR 1537-774), South 73 degrees 37 minutes 40 seconds East, 192.58 feet to a point on the westerly line of the lands now owned by W. & L.E. Railroad, passing an iron pin set at 172.58 feet; thence with said westerly line, South 11 degrees 12 minutes 25 seconds West, 30.40 feet to an iron pin found on the common corner of said Everett J. Hutchison's lands and the lands now owned by Patrick S. Rice (OR 2524-230); thence leaving said westerly line and going with the common line of said Hutchison and Rice's lands, North 72 degrees 13 minutes 29 seconds West, 195.38 feet to an iron pin found on the easterly line of the aforesaid alley 16 feet in width; thence with the easterly line of said alley, North 16 degrees 22 minutes 20 seconds East, 25.49 feet to the place of beginning, containing 0.124 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 0.124 acre parcel is based on a field survey made by McPeek Land Surveying on July 29th, 2014.

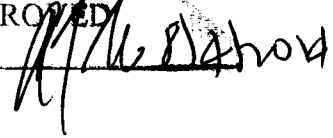
OFFICE COPY
NOT RECORDABLE
McPeek, PS 8517



1/31/14

Parcel No.

All of: 10-10-09-04-000 (+/- 0.517 ac.) -Tract 1
All of: 10-10-09-05-000 (+/- 0.219 ac.) -Tract 2
All of: 10-10-09-06-000 (+/- 0.124 ac.) -Tract 3
Total (+/- 0.860 ac.) -Total

DESCRIPTION
APPROVED
By: 

Re~Survey

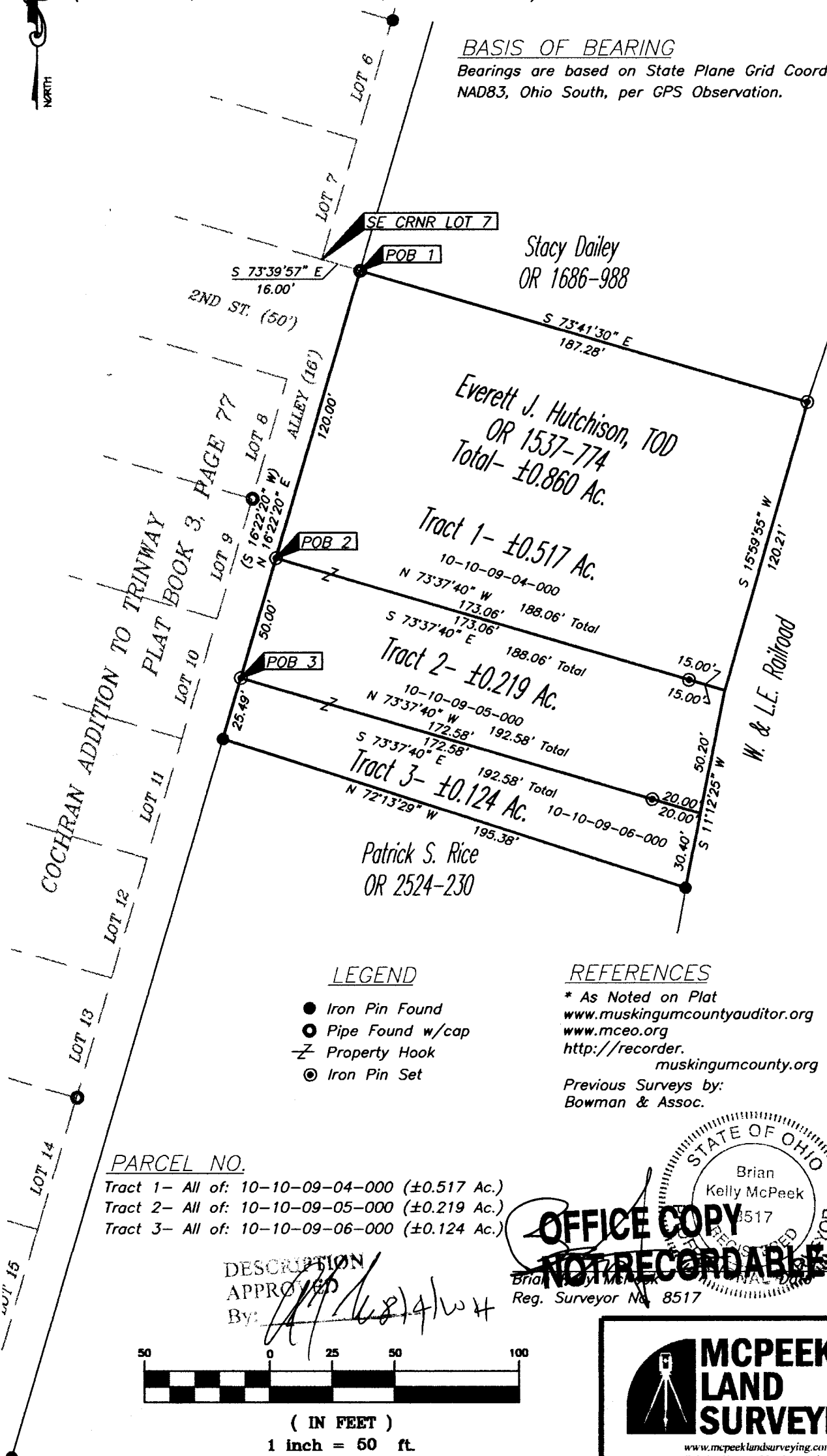
SITUATED IN

The State of Ohio, County of Muskingum
 Village of Trinway, Qtr. Twp. 1, T3, R8 and being
 all of the lands owned by Everett J. Hutchison, TOD
 (OR 1537-744, Tract 1-Parcel 1 & 2, Tract 4-Parcel 6).



BASIS OF BEARING

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



Stacy Dailey
 OR 1686-988

Everett J. Hutchison, TOD
 OR 1537-774
 Total- ±0.860 Ac.

Tract 1- ±0.517 Ac.
 10-10-09-04-000
 N 73°37'40" W 188.06' Total

Tract 2- ±0.219 Ac.
 10-10-09-05-000
 N 73°37'40" W 192.58' Total

Tract 3- ±0.124 Ac.
 10-10-09-06-000
 N 72°13'29" W 195.38'

Patrick S. Rice
 OR 2524-230

LEGEND

- Iron Pin Found
- Pipe Found w/cap
- Z- Property Hook
- ⊙ Iron Pin Set

REFERENCES

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

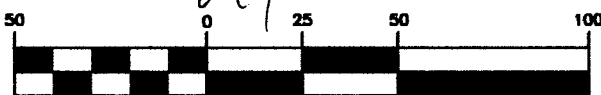
Previous Surveys by:
 Bowman & Assoc.

PARCEL NO.

- Tract 1- All of: 10-10-09-04-000 (±0.517 Ac.)
- Tract 2- All of: 10-10-09-05-000 (±0.219 Ac.)
- Tract 3- All of: 10-10-09-06-000 (±0.124 Ac.)

DESCRIPTION APPROVED
 By: *[Signature]*

Brian Kelly McPeek
 Reg. Surveyor No. 8517



(IN FEET)
 1 inch = 50 ft.



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