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**B2A Enterprises, LLC
OR 2557-1
+/-0.436 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Falls, 2nd Quarter Township, Township 1, Range 7. Being part of Lot 4 of Underwoods Sub. (DB "E", Pg. 61) and being part of the lands now owned by B2A Enterprises, LLC (OR 2557-1).

Beginning for reference at the Southwest Corner of Lot 10, Windsor Oaks Subdivision (PB 16, Pg. 15), South 02 degrees 39 minutes 42 seconds West, 268.19 feet to an iron pin set on the west line of the lands now owned by Jay D. Susil & Katie B. Susil (OR 2131-625) and the principal place of beginning;

thence with said west line, South 02 degrees 39 minutes 42 seconds West, 131.81 feet to an iron pin found on said Susil's southwest corner, being on the north line of the lands now owned by Eagle Crest, Ltd. (OR 1953-742);

Thence with the said north line, North 87 degrees 33 minutes 12 seconds West, 200.21 feet to an iron pin found on the southeast corner of the lands now owed by John A. Toth, Jr. & Nancy K. Toth (DR 1008-277);

Thence with the east line of said Toth's lands, North 02 degrees 39 minutes 42 seconds East, 57.68 feet to an iron pin set;

Thence going through said B2A Enterprises, LLC's lands, North 72 degrees 09 minutes 16 seconds East, 213.75 feet to the place of beginning, containing 0.436 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations. **Parcel to be transferred to Auditor's Parcel No.: 17-24-01-02-000.**

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 0.436 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on May 6th, 2015.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeck, PS 8517



Date

5/8/15

Parcel No.

Part of: 17-24-01-46-004 (+/- 0.436 ac.) to be transferred to Auditor's Parcel No.: 17-24-01-02-000.

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

**DESCRIPTION
APPROVED
By:**

[Signature] 5/18/15

5/19/15
Date

Fee Paid

SITUATED IN

The State of Ohio, County of Muskingum
Falls Township, 2nd Qtr. Township, T1, R7.
Part of Lot 4 of Underwoods Sub. (DB "E", Pg. 61),
and being part of the lands now owned by
B2A Enterprises, LLC (OR 2557-1)

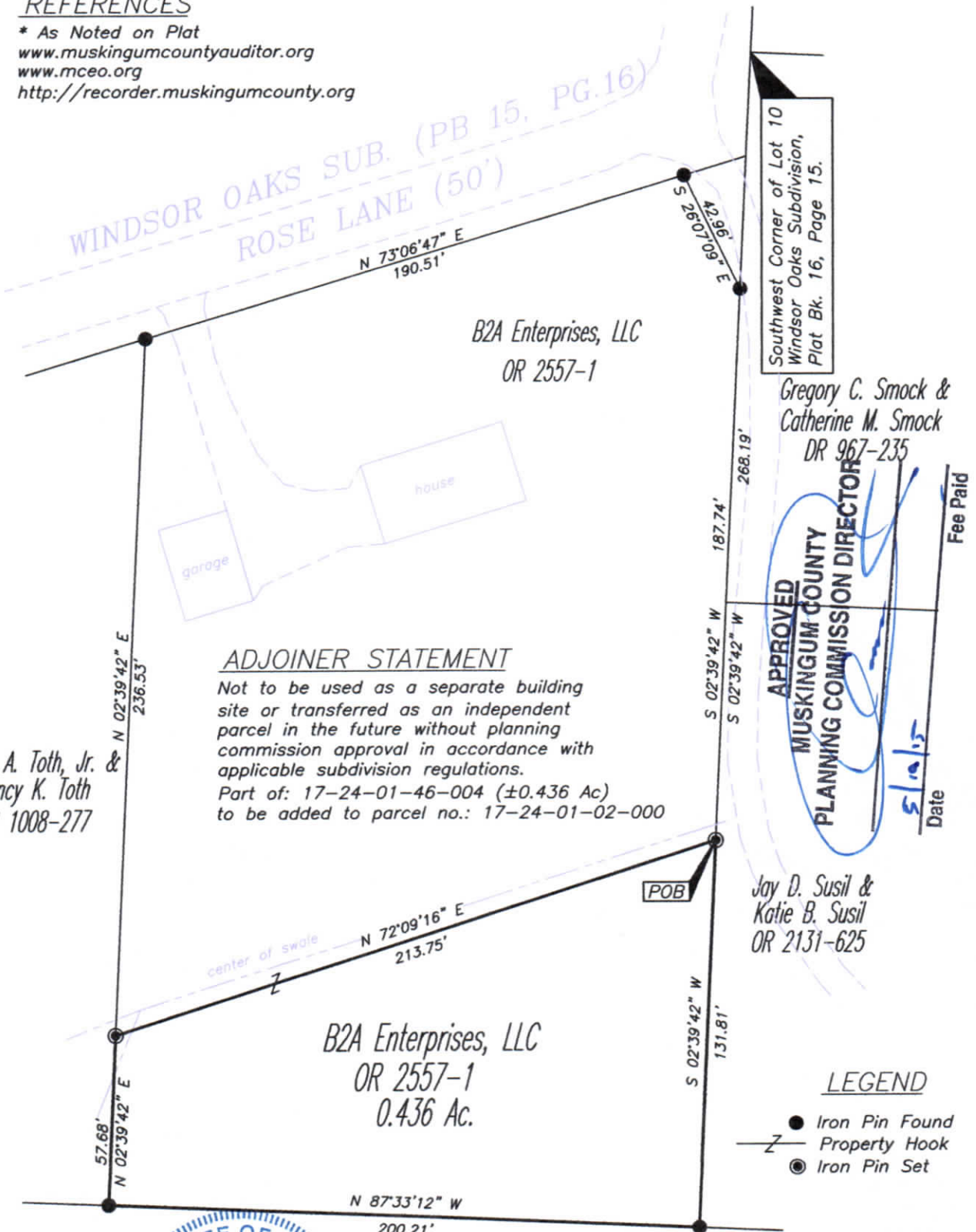
Split to Adjoiner

REFERENCES

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

BASIS OF BEARING

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



ADJOINER STATEMENT

Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance with
applicable subdivision regulations.
Part of: 17-24-01-46-004 (±0.436 Ac)
to be added to parcel no.: 17-24-01-02-000

LEGEND

- Iron Pin Found
- Z— Property Hook
- Iron Pin Set

DESCRIPTION
APPROVED
By: [Signature]

PARCEL NO.

Part of: 17-24-01-46-004 (±0.436 Ac)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OFFICE COPY
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STATE OF OHIO
Brian Kelly McPeck
Reg. Surveyor No. 8517
Eagle Crest, Ltd.
OR 1953-742
Date 5/19/15



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