

17-24-01-46-009



John A. Toth, Jr. & Nancy K. Toth
DR 1008-277
+/-0.208 Acres

Situated in the State of Ohio, County of Muskingum, Township of Falls, 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 John A. Toth, Jr. & Nancy K. Toth (DR 1008-277).

Beginning at the northeast corner of Lot 26 of the Replat of Windsor Oaks Subdivision (PB 16, Page 19), thence with the south line of Rose Lane (50'), S 87°30'05" E a distance of 67.30 feet to an iron pin set;

Thence continuing with the south line of said Rose Lane, N 73°09'40" E a distance of 14.04 feet to an iron pin set;

Thence leaving the south line of said Rose Lane and going through said Toth's lands the following three (3) courses:

1. S 08°19'02" E a distance of 77.91 feet to an iron pin set;
2. S 02°29'43" W a distance of 28.12 feet to an iron pin set;
3. N 87°30'17" W a distance of 95.16 feet to a point at the southeast corner of said Lot 26, passing an iron pin set at 70.16 feet;

Thence with the east line of said Lot 26, N 02°29'43" E a distance of 100.00 feet to the principal place of beginning, containing 0.208 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 0.208 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on November 4th, 2020.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517



11/5/20
Date

Parcel No.

Part of: 17-24-01-46-000 (+/- 0.208 ac.).

DESCRIPTION

APPROVED

By: *[Signature]*

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/24/2020
Date

Fee Paid