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Rodney E. & Janee E. Mahon
OR 2260-296
+/- 0.442 Ac.
Part of: 20-30-11-05-000

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being in part of the Southwest Quarter of Section 11, Township 11, Range 13 and being part of the land now owned by Rodney E. & Jane E. Mahon as recorded in OR 2260-296 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a stone found at the southwest corner of said Section 11, thence with the west line of said section, being the common line of said Harrison Township and Brush Creek Township, N 02°48'42" E a distance of 762.63 feet to a point in the center of Fattler Ridge Road (40')/T-85, passing an iron pin found at 738.56 feet; thence with the center of said Fattler Ridge Road, N 64°27'45" E a distance of 28.41 feet to a point; thence leaving the center of said Fattler Ridge Road and going through said Mahon's lands, S 02°48'42" W a distance of 776.07 feet to an iron pin set on the south line of said Section 11, passing an iron pin set at 40.41 feet; thence with the south line of said Section 11, N 87°17'22" W a distance of 25.00 feet to the principal place of beginning, containing 0.442 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.

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.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.442 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 24th, 2022.

**OFFICE COPY
NOT RECORDABLE**



6/27/22
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/28/22
Date

Fee Paid

DESCRIPTION
APPROVED

By: 6/28/2022