

25-55-21-52-000



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**Beth Ann Sebaugh, Etal**  
**DR 1019-152**  
**+/- 36.101 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being part of the Southeast Quarter of Section 21, Township 1, Range 9, being all of the lands now owned by Beth Ann Sebaugh, Etal as recorded in DR 1019-152 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a stone found at the southwest corner of the southeast quarter of Section 21, thence with the east line of the lands now owned by Albert C. Rucker & G. Joan Rucker, Trustees (DR 1158-857), N 03°22'58" E, 921.92 feet to an iron pin found on the southwest corner of the lands now owned by Larry W. Mayle & Diana J. Mayle (DR 850-129);

thence with the north line of said Sebaugh's lands the following two (2) courses:

1. S 88°53'15" E, 443.22 feet to an axle found, passing an iron pin found at 130.00 feet;
2. N 00°31'34" E, 414.19 feet to a point in the center of U.S. Route 40, passing a barn spike found at 334.30 feet;

thence with the center of said U.S. Route 40 the following two (2) courses:

1. with a curve turning to the left with an arc length of 563.92 feet, with a radius of 11637.36 feet, with a chord bearing of N 87°58'48" E, with a chord length of 563.86 feet;
2. N 85°32'25" E, 329.62 feet to a point;

thence leaving the center of said U.S. Route 40 and going with the east line of said Sebaugh's lands the following two (2) courses:

1. S 03°52'19" W, 591.45 feet to an iron pin found, passing iron pins found at 74.61 feet and at 300.61 feet;
2. S 04°02'43" W, 851.12 feet to an iron pin found on the south boundary line of the U.S. Military District Baseline, also being the south boundary line of Hopewell Township;

thence with the above said south boundary lines, N 87°00'12" W, 1295.26 feet to the place of beginning, containing a total of 37.018 acres more or less, subject to all legal highways and easements of record.

**Excepting from** the above described parcel is a parcel of land currently owned by Shirley A. Sebaugh (OR 1647-449) containing 0.917 acres more particularly described as follows.

Beginning at a stone found at the southwest corner of the southeast quarter of Section 21, thence through the above described lands now owned by Beth Ann Sebaugh, Etal, N 41°30'37" E, 776.77 feet to an axle found and the principal place of beginning;

thence with the common line of said Sebaugh/Sebaugh the following four (4) courses:

1. N 00°29'34" E, 199.59 feet to an axle found;
2. S 89°30'26" E, 200.00 feet to an iron pin set;
3. S 00°29'34" W, 200.00 feet to an iron pin set;
4. N 89°23'25" W, 200.00 feet to the place of beginning, containing a total of 0.917 acres in which is to be removed from the above described 37.018 acres more or less, subject to all legal highways and easements of record.

**Attached to** the above described 0.917 acre exception is an easement twenty feet (20') in width for the purpose of ingress/egress and its center line is described as follows:

Beginning at an axle found on the northwest corner of the above described 0.917 acre exception, thence S 89°30'26" E, 127.55 feet to a point and the principal place of beginning;

- thence N 11°43'26" E, 97.49 feet to a point;  
thence N 29°57'41" E, 156.47 feet to a point;  
thence N 12°29'16" E, 78.79 feet to a point;  
thence S 08°13'23" E, 175.45 feet to a point;

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thence N 02°45'42" W, 68.59 feet to a point an the terminus of said easement centerline.

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 **36.101** acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 20<sup>th</sup>, 2016.

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

STATE OF OHIO  
Brian  
Kelly McPeek  
8517  
REGISTERED  
PROFESSIONAL SURVEYOR

6/20/16

Date

**Parcel No.**  
All of: 25-55-21-52-000 (+/-33.204 Ac.)  
All of: 25-55-21-51-000 (+/-0.813 Ac.)  
All of: 25-55-21-50-000 (+/-2.084 Ac.)  
Total +/-36.101 Ac.

DESCRIPTION  
APPROVED  
By: [Signature] 7/18/2016

**SITUATED IN**

The State of Ohio, County of Muskingum  
Hopewell Township and being part of the SE  
Quarter of Sec. 21, T1, R9, USML.

**BASIS OF BEARING**

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

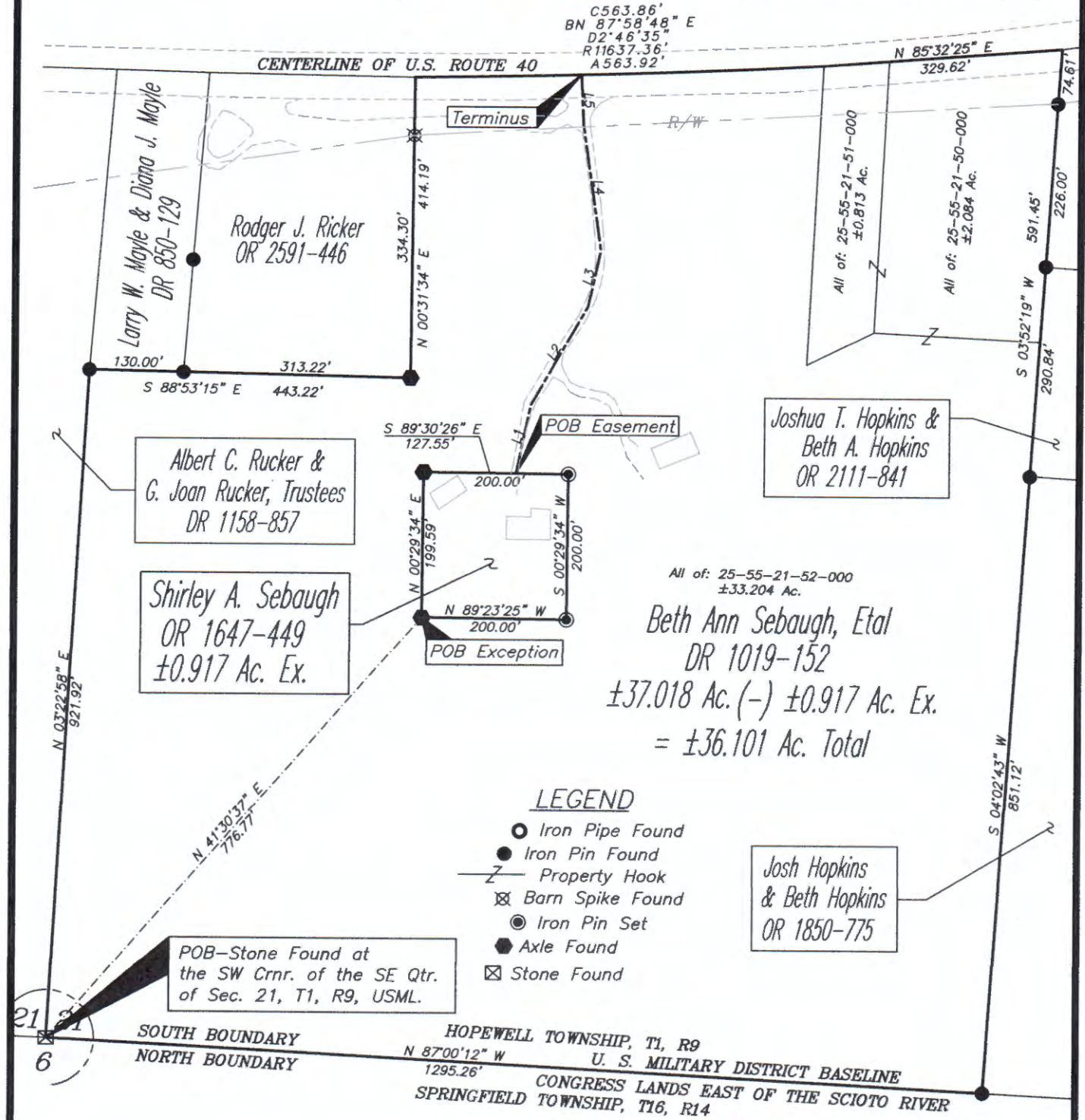
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 11°43'26" E	97.49'
L2	N 29°57'41" E	156.47'
L3	N 12°29'16" E	78.79'
L4	N 08°13'23" W	175.45'
L5	N 02°45'42" W	68.59'

DESCRIPTION  
APPROVED  
By: *[Signature]* 6/21/16

**REFERENCES**

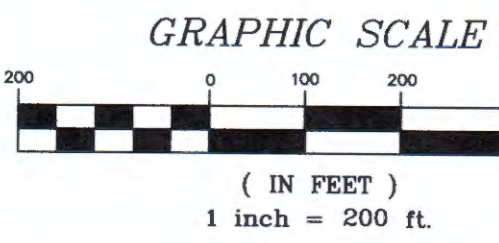
\* As Noted on Plat  
www.muskingumcountyauditor.org  
www.mceo.org  
http://recorder.muskingumcounty.org



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NOT RECORDABLE**

Brian Kelly McPeck  
Reg. Surveyor No. 8517  
Date 6/20/16

**PARCEL NO.**  
All of: 25-55-21-52-000 (±33.204 Ac.)  
All of: 25-55-21-51-000 (±0.813 Ac.)  
All of: 25-55-21-50-000 (±2.084 Ac.)  
Total (±36.101 Ac.)



**MCPEEK  
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