

62-76-02-01-000



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Helen Ione Sands & Roy Alfred Sands, Trustees
OR 2242-716
+/-0.421 Ac.

Being a part of the Northeast Quarter of Section 1, Township 15, Range 14, Springfield Township, Muskingum County, also being all of the lands now owned by Helen Ione Sands & Roy Alfred Sands, Trustees (OR 2242-716) of the Muskingum County Recorder's Office and more fully described as follows.

Beginning at a stone found at the northeast corner of said Section 1, thence with the west line of the lands now owned by Elden A. Kinnan, II & Renae L. Kinnan (OR 2084-124), S 02°50'31" W a distance of 184.94 feet to an axle found on the north line of Grandview Street;

thence with the north line of said Grandview Street the following two (2) courses:

1. N 84°06'21" W a distance of 77.23 feet to a point;
2. with a curve to the left having a radius of 208.57 feet, arc length of 22.77 feet, a chord bearing N 87°14'00" W a distance of 22.76 feet to a pipe found on the southeast corner of the lands that now owned by Tommy A. Dannemann (OR 2546-553);

thence leaving the north line of said Grandview Street and going with the east line of said Dannemann's lands, N 03°01'56" E a distance of 184.50 feet to a pipe found on the north line of said Section 1, also being on the south corporation line of The Village of South Zanesville;

thence with the north line of said Section 1, S 85°03'27" E a distance of 99.33 feet to the place of beginning, containing 0.421 acres more or less, subject to all legal highways and easements of record.

Appended to the above described parcel of land is an easement recorded in OR 2546-557 to cover an encroachment of the northwest corner of the house.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 0.421 acre parcel is based on a field survey made by McPeek Land Surveying on May 5th, 2020.

OFFICE COPY
NOT RECORDABLE



Date

5/7/20

DESCRIPTION
APPROVED

By:

5/08/20

Parcel No.

All of: 62-76-02.01-000 (+/- 0.421 ac.)