



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

Marlene L. Tyson

OR 2488-282

+/-15.503 Ac.

Part of: 66-10-04-38-000 (+/-11.176 Ac.)

Part of: 66-10-04-36-000 (+/-4.327 Ac.)

Tract One

Situated in the State of Ohio, County of Muskingum, Township of Union, Southwest Quarter of Section 4, T1, R5 and being all of the lands now owned by Marlene L. Tyson as recorded in OR 2488-282 of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at a stone found at the northeast corner of the said southwest quarter, thence with the mid-section line, N 87°13'21" W a distance of 857.63 feet to an iron pin found (dinan) at the north west corner of the lands now owned by James A. Lowry (OR 2882-637), the principal place of beginning;

thence with the west line of said Lowry's land, S 01°53'52" W a distance of 373.04 feet to an iron pin set;

thence going through said Tyson's lands the following two (2) courses:

1. N 87°27'48" W a distance of 735.78 feet to an iron pin set, passing an iron pin set at 495.57 feet;

2. S 14°36'45" W a distance of 1189.68 feet to a point in the center of Pidcock Road (T-440), passing iron pins set at 950.61 feet and 1164.68 feet;

thence with the center of said Pidcock Road, N 75°36'00" W a distance of 110.27 feet to a railroad spike found, being the southeast corner of the lands now owned by Marilyn McKelvey (OR 3099-403);

thence with the east line of said McKelvey's lands, N 02°41'16" E a distance of 1518.26 feet to point on the mid-section line, reference by an iron pin found (5/8") that is distant the same bearing 2.58 feet;

thence with the mid-section line, S 87°13'21" E a distance of 1084.42 feet to the place of beginning, passing an iron pin found (5/8") at 228.19 feet and an iron pin set at 594.00 feet, containing a total of 15.503 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 15.503 acre parcel is based on a field survey made by McPeek Land Surveying on September 9th, 2023.

OFFICE COPY

NOT RECORDABLE



DESCRIPTION

APPROVED

By: Mc 9/18/2023

9/14/23
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/25/23
Date

Fee Paid