

Description For Conveyance
PLG Trust, Gary L. Phipps, Tr.
Deed Book 2336, Page 881
Part of Parcel #73-51-02-01-000 (3.00 Acres)

Situated in the State of Ohio, County of Muskingum,
Township of Wayne.

Being a part of the southwest quarter of Section 4,
Township 11, Range 13 bounded and described as follows:

Beginning at an iron pin found at the southwest corner
of Lot 15 in Tweedunn Estates Subdivision as recorded in
Plat Book 17, Page 33 and 34; thence south 56 degrees 50
minutes 06 seconds west 556.47 feet to a point on the low
water mark of the Muskingum River passing an iron pin placed
at 394.73 feet; thence along the low water mark upstream
and the west property line of said parcel north 45 degrees
03 minutes 10 seconds west 260.0 feet to a point; thence
leaving the said low water mark and along the south line
of the property of Russell E. and Tammy Coy, Deed Book 2988,
Page 570 north 62 degrees 24 minutes 53 seconds east 613.81
feet to an iron pin found on the west line of Lot 16 in
Tweedunn Estates passing an iron pin found at 158.56 feet;
thence along the west line of said Lot 16 south 34 degrees
54 minutes 50 seconds east 54.0 feet to an iron pin found
at the southwest corner of Lot 16; thence along the west
line of Lot 15 south 32 degrees 08 minutes 20 seconds east
140.79 feet to the place of beginning, containing three
acres (3.00) more or less.

Subject to the easements of State Route #60 as recorded
in Deed Book 531, Page 555.

This description written from a survey made by L. Peter
Dinan, Registered Surveyor #5451, May 4, 2021.



DESCRIPTION

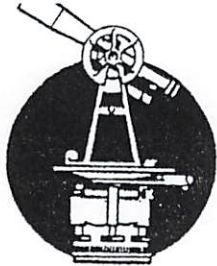
APPROVED

By: D.M. Barnhard

5-12-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/12/25
DATE

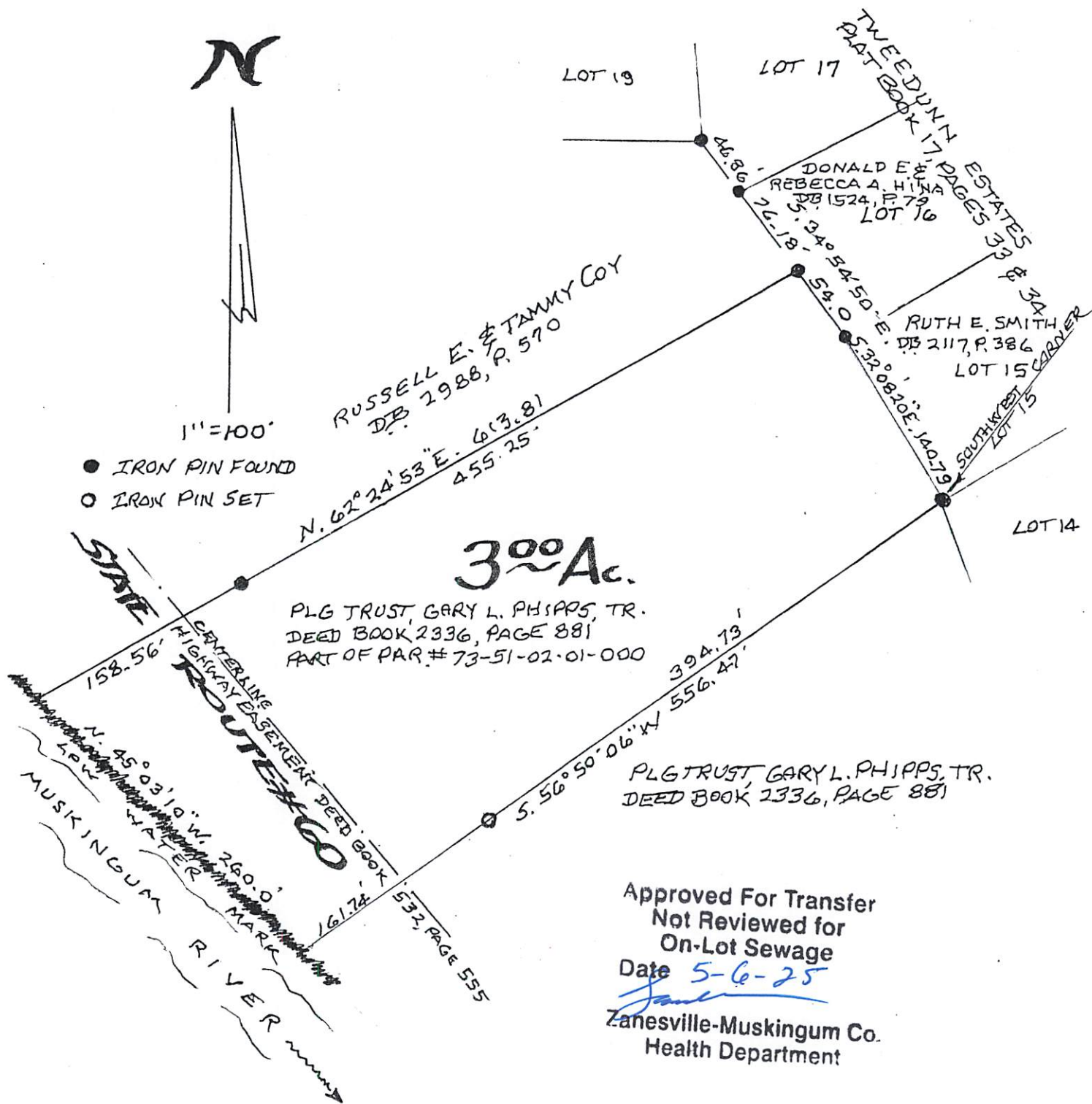


L. Peter Dinan & Associates

1705 EAST PIKE

Zanesville, Ohio 43702

SURVEYING & MAPPING



Approved For Transfer
Not Reviewed for
On-Lot Sewage
Date 5-6-25
Zanesville-Muskingum Co.
Health Department

PART OF THE S.W. QTR. OF SEC. 4
AND IN TOWNSHIP II, RANGE 13 WAYNE TOWNSHIP
MUSKINGUM COUNTY, STATE OF OHIO
APRIL 21, 2021

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION
APPROVED

By: A. M. Barnhard
5-12-2025



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