



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Donald D. & Tracie Moyer
OR 2824-306
Part of: 73-54-02-05-000
+/-1.067 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Southwest Quarter of Section 3, Township 11, Range 13, being part of the lands now owned by Donald D. & Tracie Moyer recorded in OR 2824-306 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at an iron pin found at the northwest corner of the southwest quarter of said Section 3, thence S 03°14'12" W a distance of 1763.98 feet to an iron pin found (dinan) at the southwest corner of said Moyer's lands;

thence with the south line of said Moyer's lands, S 87°06'55" E a distance of 157.61 feet to an iron pin set, the principal place of beginning;

thence going through said Moyer's lands the following three (3) courses:

1. N 07°31'02" E a distance of 190.35 feet to an iron pin set;
2. S 71°19'11" E a distance of 320.28 feet to an iron pin set;
3. S 02°52'56" W a distance of 102.55 feet to an iron pin set on the north line of said Philip's lands;

thence with the north line of said Philip's lands, N 87°06'55" W a distance of 323.56 feet to the the place of beginning, containing 1.067 acres more or less, subject to all legal highways and easements of record.

Appended to the above described tract of land is a new easement 50 feet in width for the purpose of ingress/egress over the lands now owned by Kevin S. & Debora L. Philip (DR 1090-385) that is described by centerline as follows:

Beginning at the southwest corner of the above described tract, thence with the north line of said Philip's lands, S 87°06'55" E a distance of 280.69 feet to a point, the principal place of beginning of said easement centerline;

thence S 02°53'05" W a distance of 29.26 feet to the center of Lawhead Lane (30'), the terminus.

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 1.067 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on March 30th, 2023



OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

3/30/23
Date

DESCRIPTION

APPROVED

By: Am 4/6/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/7/23
Date

Fee Paid