

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

Tom Jr. & Deborah Georgiades OR 3108-911 All of: 17-33-03-02-000 +/- 1.13 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, First Quarter Township, Township 1, Range 8, being all of the lands now owned by Tom Jr. & Deborah Georgiades as recorded in OR 3108-911 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at a pipe found (1") at the northwest corner of Lot 20, Military Gardens (PB 7, Page 49);

thence S 17°52'20" W a distance of 57.04 feet to a gin pin set in the center of Kearns Drive, being the northeast corner of the lands now owned by Jason Prindle, II (OR 3078-431), the principal place of beginning;

thence with the north line of said Prindle's lands, N 85°24'33" W a distance of 290.65 feet to an axle found on the east right of way line of State Route 146;

thence with the east right of way line of said State Route 146 the following two (2) courses:

- 1. N 05°23'17" E a distance of 83.18 feet to an iron pin set;
- 2. N 12°05'29" E a distance of 26.21 feet to an iron pin set at the northwest corner of said Georgiades (OR 3108-911) lands;

thence with the north line of said Georgiades lands, N 63°35'21" E a distance of 275.39 feet to a point in the center of said Kearns Drive, passing an axle found at 248.15 feet;

thence with the center of said Kearns Drive, S 06°40'48" E a distance of 255.94 feet to the place of beginning, containing 1.13 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.

Appended to the above described tract is an easement 50 feet x 78 feet for the purpose of ingress/egress as shown on the attached plat..

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 1.13 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 4th, 2025.

NOTRECORDABLE 8517

NOTRECORDABLE 8517

Date

DESCRIPTION
APPROVED
By: A.A.Barahari

6-6-7075



GRAPHIC SCALE (IN FEET)

SITUATED IN

The State of Ohio, County of Muskingum, Township of Falls, 1st. Qtr. Twp., T1, R8.

BASIS OF BEARING

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

REFERENCES

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

LEGEND

- O Iron Pipe Found
- Iron Pin Found -Z Property Hook
 - **⊗** Axle Found
 - Iron Pin Set △ Gin Pin Set

DESCRIPTION By: J.A. Barnhard

This plat was prepared by McPeek Land Surveying, LLC in accordance with Chapter 4733—37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.

