



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.

OFFICE COPY
NOT RECORDABLE



6/4/25
Date

DESCRIPTION

APPROVED

By: D.A. Barnard
6-6-2025

