



Phillip M. Hopper & Corinna L. Hopper
OR 2939-486
+/-0.101 Ac.
Part of: 17-90-02-17-000

Situated in the State of Ohio, Muskingum County, Falls Township, Quarter Township 3, T1, R8, and being all of the lands now owned by Phillip M. Hopper & Corinna L. Hopper as recorded in OR 2939-486 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning at an iron pin found at southwest corner of Lot 13, Scenic Acres (PB 10, Page 55), thence with the south line of said Lot 13, S 87°47'10" E a distance of 175.43 feet to a pk nail found on the southeast corner of said Lot;

Thence going through said Hopper's lands the following three (3) courses:

1. S 01°44'59" W a distance of 25.00 feet to an pk nail set;
2. N 87°47'10" W a distance of 175.43 feet to an iron pin set;
3. N 01°44'59" E a distance of 25.00 feet to the principal place of beginning, containing 0.101 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

The above described 0.101 acre parcel is based on a field survey made by McPeek Land Surveying on December 19th, 2014, July 7th, 2021 & October 31st, 2023.

OFFICE COPY

NOT RECORDABLE

Brian Kelly McPeek, PS 8517

DESCRIPTION

APPROVED

By: Brian Kelly McPeek 12/19/2023



Date

12/16/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

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