



Gladys M. Hartman & Ashley N. Pennybaker
OR 2578-152
Part of: 25-40-23-27-000
+/- 0.020 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Southeast Quarter of Section 23, T1, R9, U.S.M.L., being part of the lands now owned by Gladys M. Hartman & Ashley N. Pennybaker as recorded in OR 2578-152 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning for reference at a roof bolt found at the northeast corner of Section 2, thence N 58°31'49" W a distance of 1426.40 feet to a point at the southeast corner of the lands now owned by said Hartman/Pennybaker, the principal place of beginning;

thence with the south line of said Hartman/Pennybaker's lands, S 28°46'03" W a distance of 26.07 feet to an iron pin set;

thence leaving said south line and going through said Hartman/Pennybaker's lands the following two (2) courses:

1. N 44°53'14" W a distance of 37.69 feet to an iron pin set;
2. N 45°06'46" E a distance of 26.88 feet to an iron pin set on the common line of said Hartman/Pennybaker and the lands now owned by George H. & Melissa Glass (DR 1145-929);

thence with said common line, S 41°21'52" E a distance of 30.41 feet to the place of beginning, containing 0.020 acres more or less, subject to all legal highways and easements of record.

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

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 0.020 acre parcel is based on a field survey made by McPeek Land Surveying on November 21st, 2024.

OFFICE COPY
NOT RECORDABLE



Date 11/22/24

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: J.M. Barnhard
12-3-2024

12/7/24
DATE