



John P. Henthorne & Marian D. Henthorne
OR 2443-567
Part of: 25-75-01-20-000
+/-1.000 Acres

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Southeast Quarter of Section 1, Township 18, Range 15, being part of the lands now owned by John P. Henthorne & Marian D. Henthorne as recorded in OR 2443-567 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning for reference at an iron pin found (5/8") at the northwest corner of said southeast quarter, thence with the mid-section line S 86°33'57" E a distance of 1317.38 feet to a point at a northeast corner of the lands now owned by Marian D. Henthorne (DR 1142-119), said point being north of the actual centerline of Ridge Road (CR-34), the principal place of beginning;

thence continuing on said mid-section line, S 86°33'57" E a distance of 217.59 feet to a point;

thence leaving said mid-section line and going through said Henthorne's lands, S 03°26'05" W a distance of 245.80 feet to an iron pin set on the north line of said Marian D. Henthorne's lands, passing an iron pin set at 30.00 feet;

thence with the common line of Henthorne/Henthorne's lands the following two (2) courses:

1. N 84°59'45" W a distance of 140.30 feet to an iron pin found (5/8");
2. N 14°17'38" W a distance of 254.02 feet to the place of beginning, passing an pipe found (1" bent and spun) at 228.65 feet, 0.16 feet west of line, containing a total of 1.000 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, Grid North 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 1.000 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on April 29th, 2024.

OFFICE COPY

Brian Kelly McPeek, PS 8517

NOT RECORDABLE



4/29/24
Date

DESCRIPTION
APPROVED

By: AKS/8hmg

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/10/24
DATE