

35-04-05-05-000



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Citifinancial Servicing, LLC
OR 2614-792
+/-0.416 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Licking and being part of the 2nd Quarter Township, Township 2, Range 9, also being all of the land now owned by Citifinancial Servicing, LLC per OR 2614-792 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a concrete right-of-way monument found in the northern right-of-way of the current SR-146 (48+50, 100'L, MUS-146-0.72), thence South 56 degrees 20 minutes 05 seconds East, 443.43 feet to an iron pin found in the center line of old SR-146, also being southerly right-of-way of the said current SR-146 and the principal place of beginning;

thence with said old centerline/current southerly right-of-way, North 89 degrees 15 minutes 49 seconds East, 79.59 feet to a point on the northwest corner of the lands now owned by John S. Rector & Cindy R. Ingram (OR 1500-136);

thence leaving said old centerline/current right-of-way and with the common line of said Rector/Ingram's lands, the following two (2) courses:

1. South 16 degrees 16 minutes 28 seconds West, 245.00 feet to an iron pin found, passing and iron pin found at 30.01 feet;
2. North 83 degrees 44 minutes 26 seconds West, 76.03 feet to an axle found on the southeast corner of the lands now owned by Jurgen G. Hixon & Erma E. Hixon (OR 2499-40);

thence with the common line of said Citifinancial Servicing, LLC/Hixon's lands, North 15 degrees 58 minutes 30 seconds East, 234.94 feet to the place of beginning, passing a pipe found at 204.32 feet, containing 0.416 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.

The above described 0.416 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on December 3rd, 2015.

Parcel No.

All of: 35-04-05-05-000(+/-0.416 Ac.)

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517



Date

12/7/15

DESCRIPTION
APPROVED
By:

[Signature] 12/10/2015

35-04-05-05-000 A

SITUATED IN

The State of Ohio, County of Muskingum
Township of Licking and being part of
the 2nd Quarter Twp., T2, R9.

DESCRIPTION
APPROVED

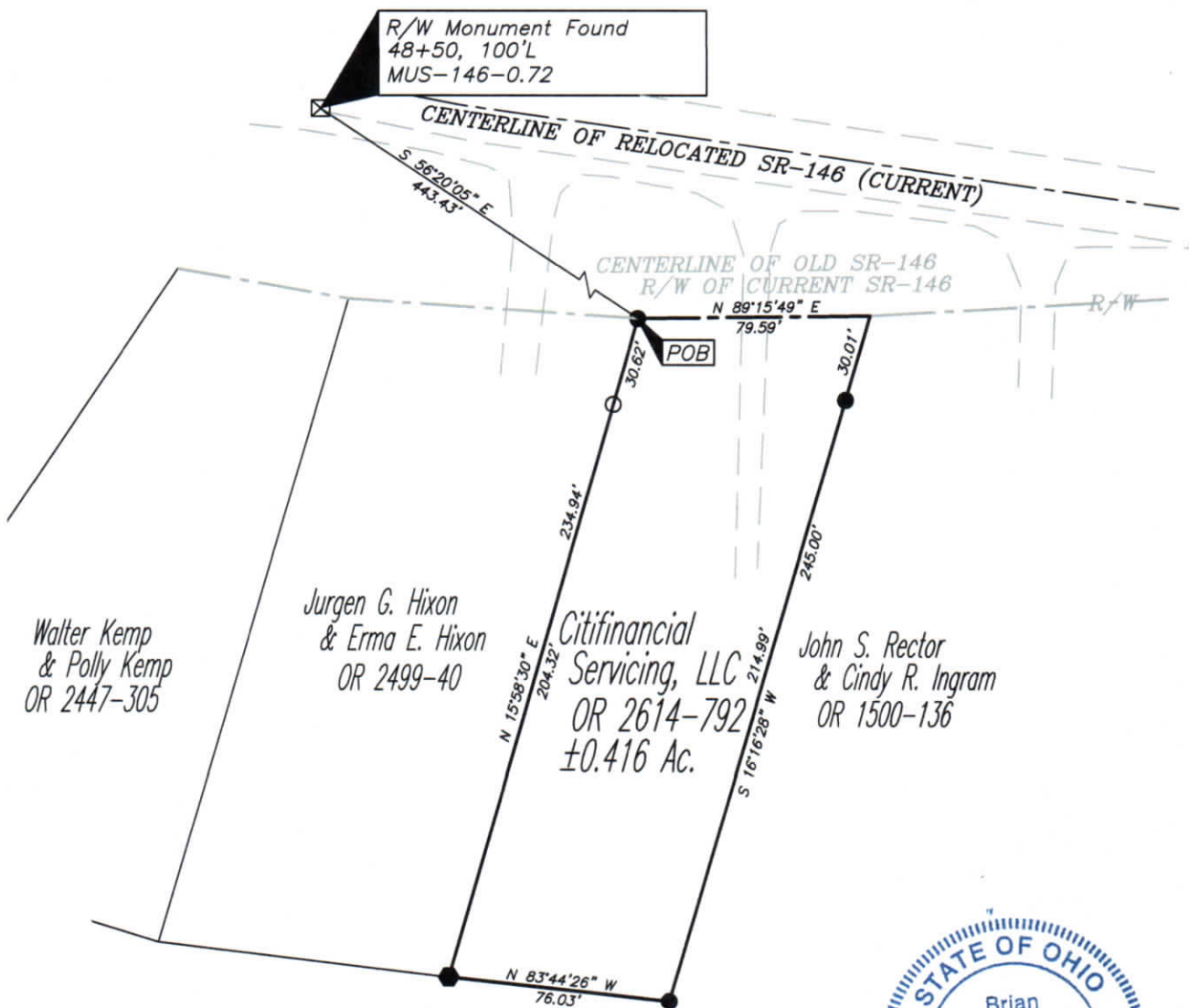
By: AK 12/10/2015

BASIS OF BEARING

Bearings and distances 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>



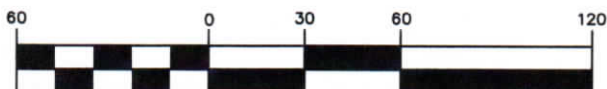
LEGEND

- ☒ Concrete Mon. Found
- Axle Found
- Z— Property Hook
- Iron Pin Found
- Pipe Found

PARCEL NO.

All of: 35-04-05-05-000(±0.416 ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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Brian Kelly McPeck
Reg. Surveyor No. 8517

Date 12/7/15



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LAND
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