



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

**Tanco Development, Ltd.
OR 1829-756 & OR 3056-625**

**Part of: 44-48-01-18-003 (+/-0.308 Ac.) & Part of: 44-48-01-18-001 (+/-0.330 Ac.)
Total +/-0.638 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Southwest Quarter of Section 22, Township 2, Range 8. Being part of the land now owned by Tanco Development, Ltd., as recorded in OR 1829-756 & OR 3056-625 of the Muskingum County Recorders office and more particularly described as follows.

Beginning for reference at an existing stone at the Southeast corner of the aforesaid Southwest Quarter; thence N 22°32'56" W a distance of 505.91 feet to an iron pin found (nichols) at the northeast corner of the lands now owned by John P. Hibler, Trustee (OR 2815-470), also being on the west side of North Park Drive (RW 50') (PB 18, Pg. 21), the principal place of beginning;

thence with the north line of said Hibler's lands, N 54°50'02" W a distance of 219.66 feet to a point on the east line of the lands now owned by Samar Khoury (OR 2642-470);

thence with the east line of said Khoury's lands, N 02°58'20" E a distance of 20.00 feet to an iron pin found (nichols) at the southeast corner of the lands now owned by Erick J. Colopy & Karen E. Colopy (OR 3011-693);

thence with the common line of said Tanco Development, Ltd/Colopy's lands the following two (2) courses:

1. N 39°05'08" E a distance of 124.34 feet to an iron pin found (nichols);
2. S 89°34'19" E a distance of 94.97 feet to an iron pin found (nichols) on the west side of said North Park Drive;

thence with the west line of said North Park Drive the following three (3) courses:

1. S 00°33'22" W a distance of 75.61 feet to a point;
2. S 03°39'29" E a distance of 133.76 feet to an iron pin found (nichols);
3. with a curve to the right having an arc of 33.41 feet, a radius of 116.98 feet and a chord bearing S 04°31'29" W and a chord distance of 33.30 feet to the principal place of beginning, containing 0.638 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 0.638 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 27th, 2022.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



10/27/22
Date

DESCRIPTION

APPROVED

By: MB 11-16-2022

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/16/22
Date

Fee Paid