

47-20-02-07-000



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**James Theisen & Patricia E. Theisen**  
**OR 1834-405**  
**+/-2.917Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Northeast Quarter of Section 7, Township 15, Range 14 and part of the lands now owned by James Theisen & Patricia E. Theisen in OR 1834-405 of the Muskingum County Recorders Office more particularly described as follows.

Beginning at a stone found at the southeast corner of the northwest quarter of said Section 7, thence with the mid section line and through said Theisen's lands, S 87°17'19" E a distance of 30.81 to an iron pin set and the principal place of beginning;

thence leaving the mid section line and continuing through said Theisen's lands the following two courses:

1. N 03°23'32" E a distance of 386.37 feet to an iron pin set;
2. S 86°58'57" E a distance of 251.47 feet to a point in the center of Wesley Chapel Road (CR-126), passing an iron pin set at 219.97 feet;

thence with the center of said Wesley Chapel Road, S 36°41'03" E a distance of 295.51 feet to a point;

thence leaving the center of said Wesley Chapel Road and going with the north line of the lands now owned by Aaron R. Monroe & Jennifer J. Monroe, S 60°10'10" W a distance of 184.03 feet to an iron pin found (5/8" harkness) at the north west corner of said Monroe's lands, passing an iron pin found (5/8" harkness) at 57.51 feet;

thence going through said Theisen's lands the following three (3) courses:

1. N 15°17'46" W a distance of 19.42 feet to an iron pin set;
2. S 60°20'08" W a distance of 142.15 feet to an iron pin set on the mid section line;
3. N 87°17'19" W a distance of 162.41 feet to the place of beginning, containing a total of 2.917 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 a 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" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 2.917 acre parcel is based on a field survey made by McPeek Land Surveying on October 10<sup>th</sup>, 2019.

Brian Kelly McPeek, PS 8517



Date

10/10/19

Parcel No.

Part of : 47-20-02-07-000 (+/- 2.917 Ac.)

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

11/22/19

Fee Paid

DESCRIPTION

APPROVED

By:

*[Signature]*