

47-20-02-07-009



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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

James Theisen & Patricia E. Theisen

OR 1834-405

+/-2.166Ac.

Date

Fee Paid

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Southeast 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 Records 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 49°21'15" E a distance of 398.79 feet to an iron pin set and the principal place of beginning;

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

1. N 84°18'40" E a distance of 52.96 feet to an iron pin set;
2. N 12°40'28" W a distance of 52.18 feet to an iron pin set;
3. N 62°37'54" E a distance of 78.11 feet to an iron pin found (5/8" harkness) on the southwest corner of the lands now owned by Aaron R. Monroe & Jennifer J. Monroe (OR 1847-414);

thence with the common line of said Theisen/Monroe, N 72°40'00" E a distance of 242.31 feet to a point in the center of Wesley Chapel Road (CR-126), passing an iron pin found (5/8" harkness) at 209.81 feet;

thence with the center of said Wesley Chapel Road the following three (3) courses:

1. S 35°50'12" E a distance of 116.52 feet to a point;
2. S 35°44'07" E a distance of 129.99 feet to a point;
3. S 35°11'53" E a distance of 78.21 feet to a point;

thence leaving the center of said Wesley Chapel Road and going with the north line of Wesley Union Cemetery (DR 1097-383), S 74°54'20" W a distance of 214.00 feet to an iron pin set on the east line of the land now owned by Pearl A. Theisen (DR 819-47), passing a pipe found (2") at 17.22 feet;

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

1. N 00°24'30" W a distance of 66.90 feet to a pipe found (2");
2. S 76°54'25" W a distance of 347.64 feet to an iron pin found (1/2" rebar);

thence leaving said common line and going through said Theisen's lands, N 04°58'13" E a distance of 167.85 feet to the place of beginning, containing a total of 2.166 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 2.166 acre parcel is based on a field survey made by McPeek Land Surveying on October 10th, 2019.

Brian Kelly McPeek, PS 8517

Date

Parcel No.

Part of : 47-20-02-07-000 (+/- 2.166 Ac.)

DESCRIPTION

APPROVED

By: Brian Kelly McPeek