

47-56-01-35-000



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

**James F. Weller (T.O.D.)
OR 2265-701
Parcel Six
+/- 7.610 Acres**

Situated in the State of Ohio, County of Muskingum, Newton Township, Northwest Quarter of Section 19, T15, R14 and being all of the lands now owned by James F. Weller (T.O.D.) as recorded in OR 2265-701, Parcel Six of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at the southwest corner of the northwest quarter of said Section 19, thence N 48°07'26" E a distance of 709.95 feet to a pk nail set in the center of Old Town Road and the principal place of beginning;

thence leaving the center of said Old Town Road and going with the northeasterly line of the lands now owned by Cynthia L. Downs (OR 2351-541), N 24°45'49" W a distance of 324.30 feet to an iron pin found on the southern line of the lands now owned by Brian J. Roth & Misty D. Nichols (OR 2852-51);

thence with the southern line of said Roth & Nichols' lands, N 52°04'47" E a distance of 540.59 feet to an iron pin set on the west line of the lands now owned by Z & W Railroad, passing a roof bolt found at 336.05 feet;

thence with the west line of said Z & W Railroad the following two (2) courses:

1. S 20°10'29" E a distance of 132.82 feet to an iron pin set;
2. S 21°58'19" E a distance of 661.51 feet to an iron pin set on the westerly line of the lands now owned by Ronald A. & Rebecca Hayes (DR 1053-625);

thence with the west line of said Hayes' lands, S 28°59'05" W a distance of 95.29 feet to a drill hole with an "x" in the center of Old Town Road;

thence with the center of said Old Town Road, S 79°56'44" W a distance of 168.01 feet a pk nail set at the center of said Hoover Street and said Old Town Road;

thence with the center of said Old Town Road the following two (2) courses:

1. N 45°09'39" W a distance of 48.31 feet to an pk nail set;
2. N 60°39'24" W a distance of 387.83 feet to the place of beginning, containing 7.610 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 7.610 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on September 23rd, 2019.

Brian Kelly McPeck, PS 8517

Date

Parcel No.

All of: 47-56-01-35-000 (+/-7.610 Ac.)

DESCRIPTION

APPROVED

By: [Signature] 11/19/2019

