



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

Donald M. & Jane L. Castor
DR 823-267
and
Donald L. Castor
DR 565-50

Situated in the State of Ohio, County of Muskingum, Township of Perry, being part of Section 12, Township 1, Range 6, United States Military Lands, being part of the lands now owned by Donald M. & Jane L. Castor as recorded in DR 823-267 and Donald L. Castor recorded in DR 565-50 of the Muskingum County Records Office and more particularly described as follows.

Beginning for reference at a point at Station 393+50 IR-70/Station 20+00 CR-82 (Plat Book 10, Page 59), thence South 28 degrees 51 minutes 16 seconds East, 562.97 feet to a railroad spike found on a northeast corner of the lands now owned by Trent A. Cubbison (OR 2559-104) and the **principal place of beginning;**

thence through said Donald M. & Jane L. Castor's lands, **North 01 degrees 17 minutes 29 seconds West, 85.51 feet** to a point on the southwest corner of the lands now owned by Brenda & Michael Higgins (DR 1153-802), said point is referenced by an iron pin found which bears, South 22 degrees 57 minutes 26 seconds East, 3.61 feet;

thence with the south line of said Higgins' lands, **North 77 degrees 49 minutes 46 seconds East, 93.35 feet** to an iron pin found on said Higgins' southeast corner, passing a point being the common corner of said Donald M. & Jane L. Castor and Donald M. Castor's lands at 25.20 feet;

thence through said Donald M. Castor's lands, **South 46 degrees 21 minutes 35 seconds East, 83.59 feet** to a iron pin set;

thence continuing through said Donald M. Castor's lands, **South 28 degrees 17 minutes 48 seconds West, 99.61 feet** to an iron pin found on the northeast corner of said Cubbison's lands;

thence with the northerly line of said Cubbison's lands, **North 68 degrees 35 minutes 31 seconds West, 110.20 feet** to the **place of beginning**, containing 0.347 acres more or less, passing a point being the common corner of said Donald M. & Jane L. Castor and Donald M. Castor's lands at 74.51 feet, subject to all legal highways and easements of record.

Appended to the above described 0.347 acre parcel is an existing easement for the purpose of ingress/egress recorded in DR 1153-802 and a new easement for the purpose of ingress/egress over and through the lands now owned by Trent A. Cubbison (OR 2559-104) more particularly described as follows.

Beginning for reference at a point at Station 393+50 IR-70/Station 20+00 CR-82 (Plat Book 10, Page 59), thence South 28 degrees 51 minutes 16 seconds East, 562.97 feet to a railroad spike found on a northeast corner of the lands now owned by Trent A. Cubbison (OR 2559-104), thence with said Cubbison's north line, South 68 degrees 35 minutes 31 seconds East, 35.69 feet to the **principal place of beginning of said ingress/egress easement;**

thence continuing with said Cubbison's north line, **South 68 degrees 35 minutes 31 seconds East, 56.36 feet** to a point;

thence going through said Cubbison's lands, **South 06 degrees 04 minutes 01 seconds East, 139.16 feet** to a point in the center of US Route 40/22;

thence with the center of said US Route 40/22, **South 72 degrees 04 minutes 39 seconds West, 51.09 feet** to a point;

thence leaving the center of said US Route 40/22, **North 06 degrees 04 minutes 01 seconds West, 175.66 feet** to the **place of beginning**, containing 0.187 acres more or less, subject to all legal highways and easements of records.

Appended and Subject to the above described 0.347 acre parcel is an easement for the use of an

existing private sanitary line 20 feet in width, more particularly described as follows.

Beginning for reference at a point at Station 393+50 IR-70/Station 20+00 CR-82 (Plat Book 10, Page 59), thence South 28 degrees 51 minutes 16 seconds East, 562.97 feet to a railroad spike found on a northeast corner of the lands now owned by Trent A. Cubbison (OR 2559-104), thence with said Cubbison's north line, South 68 degrees 35 minutes 31 seconds East, 35.69 feet, thence South 05 degrees 42 minutes 33 seconds West, 53.35 feet to an existing clean out and the **principal place of beginning of said 20' wide sanitary easement centerline;**

thence **North 55 degrees 25 minutes 01 seconds East, 38.79 feet** to a point;
thence **North 08 degrees 22 minutes 04 seconds West, 92.88 feet** to a point;
thence **North 05 degrees 01 minutes 13 seconds West, 91.25 feet** to a point;
thence **North 04 degrees 22 minutes 23 seconds East, 65.84 feet** to a point;
thence **North 82 degrees 07 minutes 01 seconds East, 34.34 feet** to an existing sanitary manhole and the terminus of said easement centerline.

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 0.347 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on August 1st, 2015.

Parcel No.

Part of: 51-40-12-32-000 (+/-0.062 Ac.)

Part of: 51-40-12-34-000 (+/-0.285 Ac.)

Total of: (+/-0.347 Ac.)



OFFICE COPY
NOT RECORDABLE

9/29/15
Date

DESCRIPTION
APPROVED
By: [Signature] 10/15/2015

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
10/2/15 Date Fee Paid

Split

SITUATED IN

The State of Ohio, County of Muskingum
Township of Perry, being part of Section 12,
Quarter Township 1, T1, R6, USML.

BASIS OF BEARING

Bearings are based on State Plane
Grid Coordinates, NAD83, Ohio South,
per GPS Observation.

Station 393+50 IR-70
Station 20+00 CR-82
Plat Bk.10, Page 59

Donald M. & Jane L.
Castor
DR 823-267

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

Approved For Transfer
On-Lot Sewage O.K.
Date 9.30.15
Matthew Muskingum Co.
Zanesville-Muskingum
Health Department

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ▲ Railroad Spike Found

PARCEL NO.

Part of: 51-40-12-32-000(±0.062ac.)
Part of: 51-40-12-34-000(±0.285ac.)
Total (±0.347ac.)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



DESCRIPTION
APPROVED
By: [Signature] 10/5/2015

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517



**MCPECK
LAND
SURVEYING**

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

LLC