

DESCRIPTION

APPROVED

By: D. P. Braglin

5/18/20

56-70-24-18-001



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LLC

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340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

**Brian L. Braglin & Deborah L. Braglin**

**OR 2824-752**

**+/-13.434 Acres**

Situated in the State of Ohio, County of Muskingum, Township of Salem, being part of the SE Quarter of Section 24, Township 2, Range 6 and being all of the lands now owned by Brian L. Braglin & Deborah L. Braglin as recorded in OR 2824-752 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found at the southeast corner of said Section 24, thence with the east line of said section, N 02°33'06" E a distance of 64.24 feet to an iron pin found on the northeast corner of the lands now owned by Darla K. Claffey, Tr (OR 2286-498) and the principal place of beginning;

thence with the north line of said Claffey, Tr.'s lands, N 83°00'36" W a distance of 1879.30 feet to a point in the center of Leedom Hollow Road (TR-360), passing an iron pin found at 1854.99 feet;

thence with the center of said Leedom Hollow Road the following two (2) courses:

1. N 03°16'10" E a distance of 235.76 feet to a point;

2. N 01°50'20" W a distance of 67.92 feet to a point;

thence leaving the center of said road and going through said Braglin's lands the following five (5) courses:

1. S 80°51'33" E a distance of 241.84 feet to an iron pin set, passing an iron pin set at 35.10 feet;

2. S 41°33'09" E a distance of 196.49 feet to an iron pin set;

3. S 84°32'44" E a distance of 658.12 feet to an iron pin set;

4. N 51°57'01" E a distance of 428.99 feet to an iron pin set;

5. S 87°29'39" E a distance of 515.94 feet to an iron pin found (finley) on the east line of said Section 24;

thence with said section line, S 02°33'06" W a distance of 526.31 feet to the place of beginning, containing a total of 13.434 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, Grid North 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 13.434 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on October 22<sup>nd</sup>, 2018 & May 5<sup>th</sup>, 2020.

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

Brian  
Kelly McPeek

8517

STATE OF OHIO  
PROFESSIONAL SURVEYOR  
REGISTERED

Date

5/8/20

Parcel No.

Part of: 56-70-24-18-000(+/-13.434 Ac.)

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid