



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

LLC

Muskingum County Land Reutilization Corporation
OR 3143-70
+/-0.219 Ac.
All of: 62-31-03-35-000

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Southeast Quarter of Section 11, T16, R14 and being all of the lands now owned by Muskingum County Land Reutilization Corporation (MCLRC) as recorded in OR 3143-70 of the Muskingum County Records Office and more fully described as follows.

Beginning for reference at a point at the intersection of the south line of Coopermill Road and the west line of Benjamin Avenue thence with the south line of said Coopermill Road, S 77°49'12" W a distance of 257.85 feet to an iron pin found (1/2") at the northwest corner of the lands now owned by Thomas L. Dilley & Bethanie E. Dilley (OR 2820-706), the principal place of beginning, passing an iron pin found (1") at 206.18 feet;

thence with the west line of said Dilley's lands, S 02°00'03" W a distance of 197.22 feet to an iron pin set on the north line of an alley (6");

thence with the north line of said alley, N 87°59'58" W a distance of 50.00 feet to a pipe found (1") at the southeast corner of the lands now owned by Christina Swartz (OR 3146-1);

thence with the east line of said Swartz's lands, N 02°00'03" E a distance of 184.59 feet to a point on the south line of said Coopermill Road, passing a pipe found (1") at 184.34 feet;

thence with the south line of said Coopermill Road, N 77°49'12" E a distance of 51.57 feet to the place of beginning, containing 0.219 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 0.219 acre parcel is based on a field survey made by McPeek Land Surveying on September 1st, 2023.

OFFICE COPY
NOT RECORDABLE

Brian Kelly, McPeek, PS 8517

9/6/23
Date

DESCRIPTION

APPROVED

By: Brian Kelly 9/6/23