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Aaron Michael Kopchak
OR 1883-326
Part of: 62-43-02-03-003 (+/- 0.237 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being part of the Northeast Quarter of Section 16, Township 16, Range 14, being part of the lands now owned by Aaron Michael Kopchak (OR 1883-326) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (5/8") at the northeast corner of Section 16, thence S 76°40'56" W a distance of 1555.67 feet to an iron pin found at the northeast corner of said Page's lands, the principal place of beginning;

thence with the common line is said Page's lands and the lands now owned by Jennifer L. Atkinson, ETAL (OR 2349-624), S 12°58'29" E a distance of 148.30 feet to an iron pin set;

thence severing said Kopchak's lands, S 79°07'03" W a distance of 68.46 feet to an iron pin set at the southeast corner of the lands now owned by Benjamin J. & Stephanie J. Page (DR 1138-263);

thence with the east line of said Page's lands, N 13°13'51" W a distance of 152.46 feet to an iron pin set at the northeast corner of said Page's lands, being the south line of the lands now owned by Joey & Sandra S. Kopchak (DR 996-32);

thence with the north line of said Aaron Michael Kopchak's lands, N 82°31'49" E a distance of 69.42 feet to the principal place of beginning, containing 0.237 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 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 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.237 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on May 14th, 2019 & July 1st, 2019, March 20th, 2021 and June 12th, 2023.

OFFICE COPY

NOT RECORDABLE

DESCRIPTION

APPROVED

By: [Signature] 8-17-2023



8/17/23
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/17/23
Date
Fee Paid