

70-15-09-24-000



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

**J. Todd Sands**  
**OR 1926-945**  
**+/-0.445 Ac.**

Situated in the State of Ohio, Muskingum County, Township of Washington, Southeast Quarter of Sec. 9, Township 1, Range 7 and being all of the lands now owned by J. Todd Sands (OR 1926-945) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at a pipe found on the northeast corner of the southeast quarter of Sec. 9, said pipe is referenced by a stone found at the northeast corner of the northeast quarter of said section, which bears North 02 degrees 26 minutes 02 seconds East, 2675.51 feet;

Thence with the section line, common to Sec. 9 and Sec. 10, South 02 degrees 26 minutes 02 seconds West, 916.10 feet to a roof bolt found, being the principal place of beginning, passing a pipe found at 576.10 feet (referenced by a pipe found which bears, North 87 degrees 36 minutes 51 seconds West, 912.36) and a pipe found at 915.03 feet;

Thence continuing with said section line, also being the common line of the lands owned by J. Todd Sands (OR 1926-945) and the lands now owned by Jane W. Everett (OR 2321-319), thence South 02 degrees 26 minutes 02 seconds West, 360.12 feet to a pk nail set in the center of Adamsville Road (SR-93), passing an iron pin set at 315.12 feet, said pk nail is referenced by a pipe found which bears, North 61 degrees 05 minutes 29 seconds East, 103.58 feet ;

Thence leaving said section line and going with the center of said Adamsville Road, South 82 degrees 33 minutes 24 seconds West, 48.53 feet to a pk nail set on the southeast corner of the lands of J. Todd Sands (DR 1080-15);

Thence leaving the center of said Adamsville Road and going with the common line of J. Todd Sands (DR 1080-15 and J. Todd Sands (OR 1926-945) lands the following two (2) courses:

1. thence North 00 degrees 35 minutes 07 seconds East, 360.49 feet to a point, said point is referenced by a pipe found which bears, North 13 degrees 13 minutes 03 seconds East, 1.28 feet and a disturbed iron pin which bears, South 68 degrees 55 minutes 36 seconds East, 15.81 feet, passing a pipe found at 46.92 feet, 0.46 feet left;
2. thence North 84 degrees 38 minutes 09 seconds East, 60.00 feet to the place of beginning, containing 0.445 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 0.445 acre parcel is based on a field survey made by McPeek Land Surveying on August 7<sup>th</sup>, 2014.

**OFFICE COPY**  
**NOT RECORDABLE**  
Brian Kelly McPeek, PS 8517



8/11/14  
Date

**Parcel No.**

All of: 70-15-09-24-000 (+/- 0.389 ac.)  
All of: 70-15-09-25-000 (+/- 0.056 ac.)  
Total (+/- 0.445 ac.)

DESCRIPTION APPROVED  
By: [Signature]

70-15-09-24-000 A

ReSURVEY

SITUATED IN

The State of Ohio, County of Muskingum Township of Washington and being part of SE Qtr. Sec. 9, T1, R7.

BASIS OF BEARING

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

REFERENCES

\* As Noted on Plat www.muskingumcountyauditor.org www.mceo.org http://recorder.muskingumcounty.org Previous Surveys by: TCW & Assoc., Finley & Linn Engineering, Inc.

LEGEND

- Iron Pin Set, 5/8" rebar
Iron Pin Found
Property Hook
Pipe Found
PK Nail Set
Roof Bolt Found

J. Todd Sands OR 1926-945 ±0.445 Ac.

J. Todd Sands DR 1080-15

Jane W. Everett OR 2321-319

SURVEYOR'S NOTE

- 1).-The gravel drive and garage for the parcel being described are encroaching on the lands currently owned by Jane W. Everett (OR 2321-319)
2).-Prior deed reference (OR 1926-945) makes deed calls to the north line of Adamsville Road. The adjoining properties to the east and west call to the center of said road. The new plat and legal description have been adjusted to the centerline of said road to match the adjoining surveys and absorb the gap.

PARCEL NO.

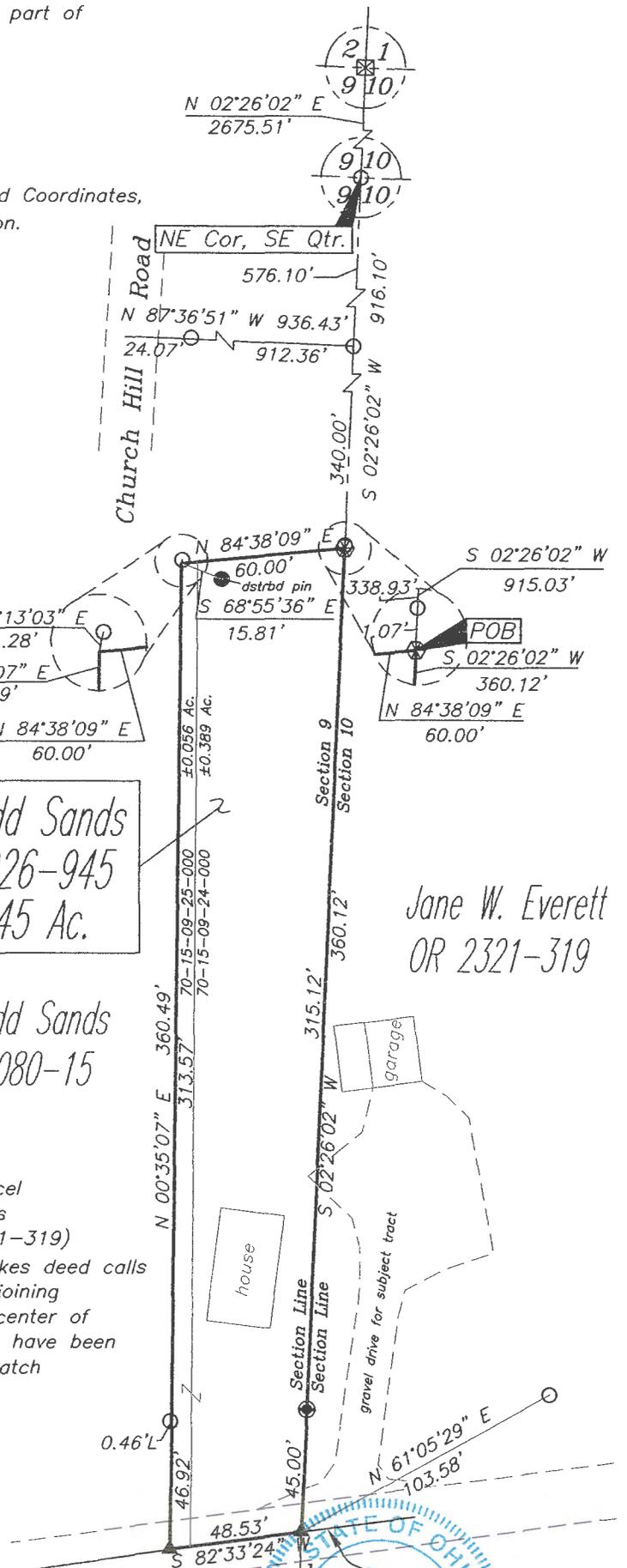
All of : 70-15-09-24-000(±0.389 Ac.)
All of : 70-15-09-25-000(±0.056 Ac.)
Total (±0.445 Ac.)

DESCRIPTION APPROVED By: [Signature]

GRAPHIC SCALE



( IN FEET )
1 inch = 60 ft.



STATE OF OHIO
Brian Kelly McPeck
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Reg. Surveyor No. 8517

MCPEEK LAND SURVEYING LLC
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email: brian@mcpeeklandsurveying.com
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