



MCPEEK LAND SURVEYING

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Troy Swartz & Stacy Swartz
OR 2673-298
Part of: 73-33-01-87-000
+/-2.939 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Fractional Section 15, T12, R13 and being all of the lands now owned by Troy Swartz & Stacy Swartz as recorded in OR 2673-298 of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at a stone found at the northeast corner of Fractional Section 15, thence S 18°17'44" W a distance of 2208.89 feet to an iron pin set within said Swartz's lands, the principal place of beginning; thence going through said Swartz's lands, S 01°23'06" W a distance of 278.97 feet to a point in the road bed of Dietz Lane, being on the north line of Fairtosh Estates (Plat Book 12, Pg. 5), passing an iron pin at 253.97 feet; thence with the north line of said Fairtosh Estates, N 85°50'56" W a distance of 239.76 feet to a point, said point being the southeast corner of the lands now owned by DBL J., LLC (OR 2969-827);

thence with the common line of said DBL J., LLC/Swartz's lands, the following two (2) courses:

1. N 01°23'06" E a distance of 225.00 feet to an iron pin set, passing an iron pin set at 20.00 feet;
2. N 86°46'44" W a distance of 141.85 feet to an iron pin set in the center of an existing gravel drive, passing an iron pin found (5/8") at 6.75 feet, 0.41 feet south of line;

thence going through said Swartz's lands with the center of said existing gravel drive the following seven (7) courses:

1. N 07°31'41" W a distance of 26.09 feet to a point;
2. N 04°33'13" W a distance of 50.72 feet to a point;
3. with a curve to the right having a radius of 98.60 feet, an arc distance of 101.86 feet and a chord that bears, N 28°47'45" E a distance of 97.39 feet to a point;
4. N 63°40'58" E a distance of 54.61 feet to a point;
5. N 71°59'26" E a distance of 65.41 feet to a point;
6. N 71°20'04" E a distance of 50.05 feet to a point;
7. with a curve to the left having a radius of 76.30 feet, an arc distance of 78.91 feet and a chord that bears, N 37°43'10" E a distance of 75.44 feet to an iron pin set;

thence continuing through said Swartz's lands, S 28°33'42" E a distance of 288.36 feet to the principal place of beginning, containing a total of 2.939 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.

The above described 2.939 acre parcel is based on a field survey made by McPeek Land Surveying on September 19th, 2014 & October 17th, 2023.

OFFICE COPY

Brian Kelly McPeek, PS 8517

NOT RECORDABLE



Date 10/24/23

DESCRIPTION

APPROVED

By: [Signature] 11-27-2023

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 11/27/23 Fee Paid _____