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Nancy R. Stinard
OR 3188-466
All of: 17-28-02-39-000
+/-0.462 Ac.

Situated in the State of Ohio, County of Muskingum, Falls Township, First Quarter Township, Township 1, Range 8, United States Military Lands and being all of the lands now owned by Nancy R. Stinard as recorded in OR 3188-466 of the Muskingum County Recorder's Office more fully described as follows.

Beginning at for reference at a pipe found (1") at the northeast corner of Lot 63 in Northern Vale No. 2 (PB 9, Pg. 14), thence S 71°22'40" E a distance of 718.95 feet to a pipe found at the southeast corner of the lands now owned by Kent R. Pieper & Amy J. Pieper (OR 2819-681), the principal place of beginning;

thence with the east line of said Pieper's lands, N 01°39'44" E a distance of 175.00 feet to an iron pin found (finley) on the south line of Schlaegel Drive (an ingress/egress easement used in common as recorded in OR 3188-466);

thence with the common line of said Stinard's lands and the lands now owned by Mildred L. Teisinger (DR 1120-567) the following two (2) courses:

1. S 88°20'16" E a distance of 115.00 feet to a pipe found (1");
2. S 01°39'44" W a distance of 175.00 feet to a point on the north line of the lands now owned by Muirwood Holdings, LLC (OR 2733-756), passing an pipe found (1") at 174.63 feet;

thence with the north line of said Muirwood Holdings, LLC's lands, N 88°20'16" W a distance of 115.00 feet to the place of beginning, containing 0.462 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on an assumed north and are used to denote angles only.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.462 acre parcel is based on a field survey made by McPeek Land Surveying on January 15th, 2025.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeek, PS 8517 _____ Date 1/16/25

DESCRIPTION APPROVED
By: [Signature] 1/21/2025

A circular professional seal for Brian Kelly McPeek, a Professional Surveyor in the State of Ohio. The seal contains the text 'STATE OF OHIO', 'PROFESSIONAL SURVEYOR', and 'BRIAN KELLY MCKEEK, PS 8517'.