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Suzanne J. Collins, ETAL
OR 2768-594, Second Parcel
All of: 17-34-02-08-000
+/- 0.246 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls and being part of Lot 21 of Nob Hill Subdivision as recorded in Plat Book 8, Page 99, also being all of the lands now owned by Suzanne J. Collins, ETAL as recorded in OR 2768-594, Second Parcel of the Muskingum County Recorder's Office more fully described as follows.

Beginning at an axle found at the northwest corner of said Lot 21, thence with the common line of said lot and Nob Hill Road, on a curve to the left having a radius of 96.84 feet, an arc distance of 37.78 feet, a chord bearing S 36°49'44" E a distance of 37.54 feet to an iron pin set at the northwest corner of the lands now owned by William & Barbara Magann (OR 1872-525);

thence going through said lot and with the west line of said Magann's lands, S 58°28'30" W a distance of 246.02 feet to an iron pin found (5/8") on the north line of Lot 27;

thence with the north line of said Lot 27, N 62°45'07" W a distance of 54.20 feet to an iron pin found (5/8"), being the southwest corner of said Lot 21;

thence with the westerly line of said Lot 21, N 60°22'26" E a distance of 270.80 feet to the principal place of beginning, containing a total of 0.246 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 0.246 acre parcel is based on a field survey made by McPeek Land Surveying on July 11th, 2023.

Brian Kelly McPeek, PS 8517

OFFICE COPY
NOT RECORDABLE

7/12/23

Date

DESCRIPTION
APPROVED

By: 7/13/23