



Matthew J. & Sandra K. Lutz
OR 2696-583

Part of: 20-15-17-03-000 (+/-0.028 Ac.), Part of: 20-15-17-02-000 (+/-0.028 Ac.)
& Part of: 20-15-17-01-000 (+/-0.028 Ac.)
Total +/-0.084 Acres

Situated in the State of Ohio, County of Muskingum, Township of Harrison, Village of Philo, Section 31, Township 13, Range 12 and part of Lots 3, 4, & 5, Square 41 in the Village of Taylorsville 3rd Addition (RP1, Pg. 76), and being part of the lands now owned by Matthew J. & Sandra K. Lutz as recorded in OR 2696-583 of the Muskingum County Recorder's Office, more particularly described as follows.

Beginning at an iron pin set at the southeast corner of said Lot 5, thence with the southern lines of said Lots 5, 4, and then 3, S 82°08'29" W a distance of 196.80 feet to an iron pin set at the southwest corner of said Lot 3; thence with the west line of said Lot 3, N 07°51'31" W a distance of 18.50 feet to an iron pin set; thence leaving the west line of said Lot 3 and going through said Lots 3, 4 and then 5, N 82°08'29" E a distance of 196.80 feet to the west line of Broad Street (80'); thence with the west line of said Broad Street, S 07°51'31" E a distance of 18.50 feet to the place of beginning, containing 0.084 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.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

The above described 0.084 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on July 11th, 2024.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeck, PS 8517
Date 7/11/24
8517
REGISTERED
PROFESSIONAL SURVEYOR
STATE OF OHIO

DESCRIPTION
APPROVED

By: Brian Kelly McPeck