



www.mcpeeklandsurveying.com
email: brian@mcpeeklandsurveying.com
1705 East Pike, * Zanesville, Oh 43701 * 740.704.6073

LLC

**Board of Education of Franklin Local School District
OR 1548-974 & DR 823-276**

**All of: 20-20-06-18-000 (+/-0.200 Ac.) & All of: 20-20-06-17-000 (+/-0.100 Ac.)
+/-0.300 Acres**

Situated in the State of Ohio, County of Muskingum, Village of Philo (Taylorsville), all of Lot 6 and the north half of Lot 7, Village of Taylorsville (Plat Book A-O, Page 182), being all of the lands now owned by Board of Education of Franklin Local School District as recorded in OR 1548-974 & DR 823-276 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the northwest corner of said Lot 6, thence N 82°18'21" E a distance of 132.05 feet to an iron pin found on the west line of Main Street;

thence with the west line of said Main Street, S 07°39'59" E a distance of 99.03 feet to an iron pin found (snouffer) on the northeast corner of the lands now owned by Mary Jean Daniels (OR 3101-810);

thence with the north line of said Daniels' lands, S 82°19'54" W a distance of 131.90 feet to an iron pin found (snouffer) on the east line of an alley (15');

thence with the east line of said alley, N 07°45'14" W a distance of 98.97 feet to the principal place of beginning, containing 0.300 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 0.095 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on February 22nd, 2023.

OFFICE COPY
NOT RECORDABLE
Brian K. McPeck, PS 8517
Date 3/1/23

DESCRIPTION

APPROVED

By: A. H. Johnson