

20-80-32-19-000



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**Rosemary Burgoon**  
**OR 2290-37**  
**+/-0.712 Ac.**

Being a part of Fractional Section 32, T12, R12, Harrison Township, Muskingum County, also being all of the lands now owned by Rosemary Burgoon (OR 2290-37) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at an iron pin found at the northwest corner of Section 32, thence S 36°46'16" E, a distance of 1908.96 feet to a pipe found on the common line of said Burgoon's lands and the lands now owned by Emmett E. Hunter & Ruth M. Hunter (OR 2672-479), the principal place of beginning;

thence with the said common line and going over the road bed of Old River Road (CR-6), N57°05'05"E, a distance of 58.68 feet to a point at the low water mark of the Muskingum River, passing a pipe found at 45.60 feet, 1.37 feet left of line;

thence with said low water mark, S34°17'32"E, a distance of 110.42 feet to a point on the northeast corner of the lands now owned by Annabelle Tobin (OR 2758-674);

thence leaving said low water mark and going with the common line of said Burgoon/Tobin the following three (3) courses:

1. S56°20'58"W, a distance of 35.70 feet to a railroad spike found in the center of said Old River Road;
2. with the center of said Old River Road, S28°57'37"E, a distance of 31.00 feet to a railroad spike found;
3. leaving said centerline, S57°24'43"W, a distance of 205.29 feet to a point on the east line of the lands now owned by CSX Transportation, Inc. (formally B&O Railroad Co.), passing a pipe found at 24.07 feet and an iron pin found at 175.29 feet;

thence with the common line of said railroad/Burgoon's lands, N21°16'38"W, a distance of 143.55 feet to a point on the southwest corner of said Hunter's lands;

thence with the common line of said Hunter/Burgoon's lands, N57°05'05"E, a distance of 152.83 feet to the place of beginning, passing an axle found at 6.52 feet, containing 0.712 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 0.712 acre parcel is based on a field survey made by McPeek Land Surveying on Sept 11<sup>th</sup>, 2017.

**OFFICE COPY**  
**NOT RECORDABLE**  
Brian Kelly McPeek, PS 8517

10/15/17  
Date

Parcel No.

All of: 20-80-32-19-000 (+/- 0.712 ac.)

DESCRIPTION  
APPROVED

By: *[Signature]*

20-80-32-19-000 A

SITUATED IN

The State of Ohio, County of Muskingum  
Township of Harrison, and being a part  
of Fractional Section 32, T12, R12

RESURVEY

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.

**DESCRIPTION**

**APPROVED**

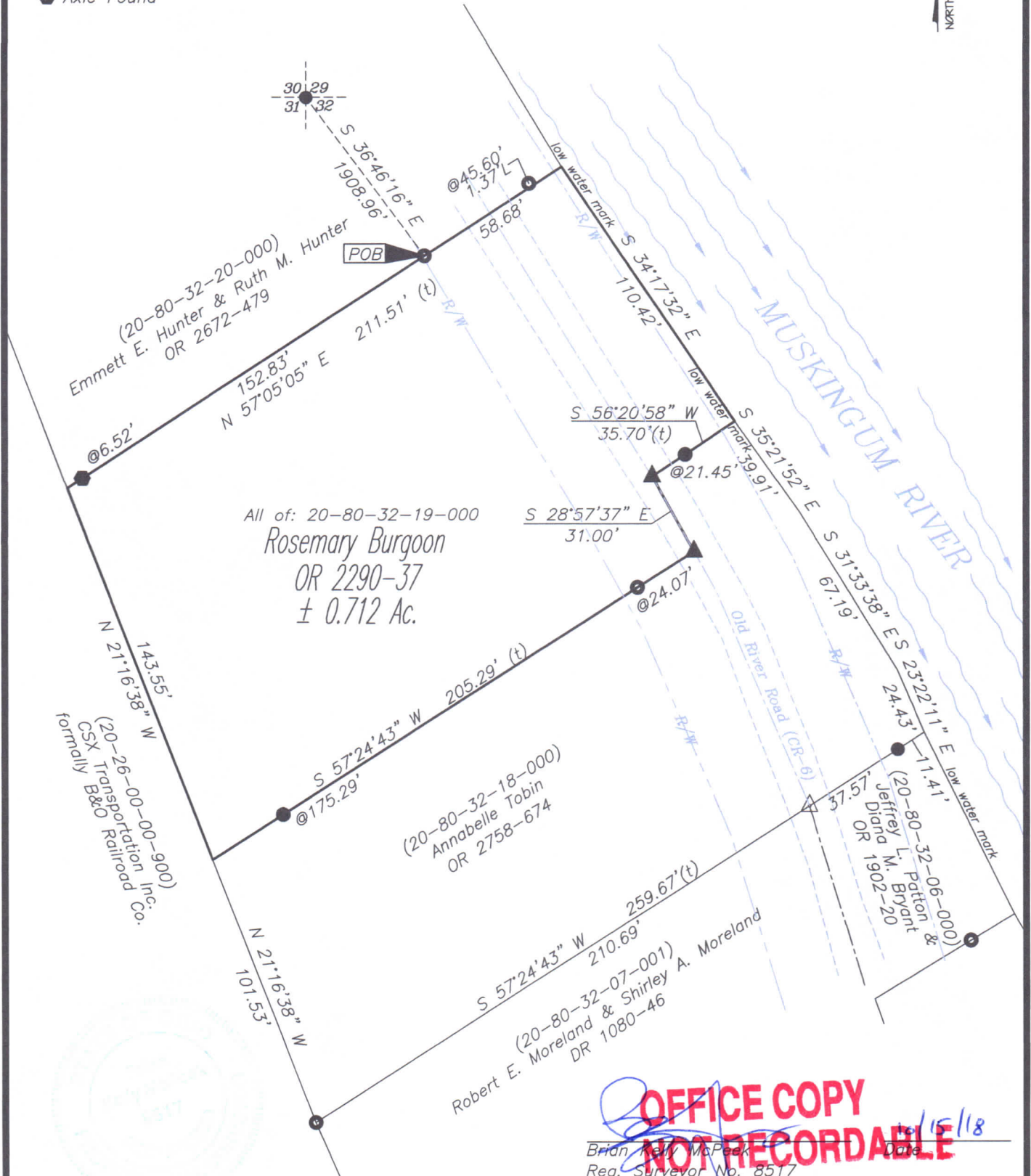
By: R. J. O'Neil

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- Pipe Found w/cap
- ⊠ Stone Found
- ⚡ Property Hook
- Axle Found

REFERENCES

- \* As Noted on Plat
- www.muskingumcountyauditor.org
- www.mceo.org
- http://recorder.muskingumcounty.org

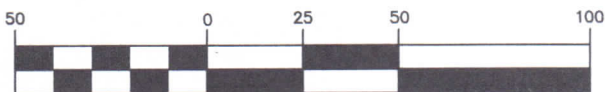


**OFFICE COPY  
NOT RECORDABLE**

Brian J. McPeak  
Reg. Surveyor No. 8517

8/15/18

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



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