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David E. Thornton

DR 701-47

Part of: 25-24-15-14-000

+/- 0.169 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being part of Fractional Section 14 and Fractional Section 15, Township 1, Range 9, USMD and being all of the lands now owned David E. Thornton as recorded in DR 701-47 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at an iron pin found (baseline) at the southeast corner of said Fractional Section 15, thence N 00°35'31" E a distance of 650.01 feet to a point on the north line of the lands now owned by Korey J. Foster (OR 2189-802), the principal place of beginning;

thence with the north line of said Foster's lands, N 86°39'35" W a distance of 91.25 feet to an iron pin found (5/8" bent and spun) at an interior corner of the lands now owned by said David E. Thornton;

thence going through said Thornton's lands, N 01°19'53" E a distance of 39.30 feet to an iron pin set on the south line of the lands now owned by Korey & Kimberly Foster, ETAL (OR 3116-56);

thence with the south line of said Foster, ETAL's lands, S 80°41'01" E a distance of 377.28 feet to a point in the center of Flint Ridge Road (CR-8), passing into Fractional Section 14 at 91.69 feet and passing an iron found (5/8" bent and spun) at 322.80 feet;

thence leaving the center of said road and going with the north line of said Korey J. Foster's lands, N 86°39'35" W a distance of 282.60 feet to the principal place of beginning, passing an iron pin set at 53.00 feet, containing a total of +/-0.169 acres more or less (Sec. 15 +/-0.072 Ac. & Sec. 14 +/-0.097 Ac.), subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future with out planning commission approval in accordance with applicable subdivision regulations.

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 0.169 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on October 5th, 2023.

OFFICE COPY
NOT RECORDABLE
Brian Kelly McPeek, PS 8517
Date 10/11/23

DESCRIPTION

APPROVED

By: BK 10/11/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 10/20/23

Fee Paid