



John S. Shustar
DR 553-473
Part of: 25-35-01-03-000
+/-6.257 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being part of the Northwest Quarter of Lot 21, Quarter Township 1, T1N, R9W, U.S. Military District and being part of the lands now owned by John S. Shustar as recorded in Deed Record 553-473 of the Muskingum County Recorders Office and being more particularly described as follows:

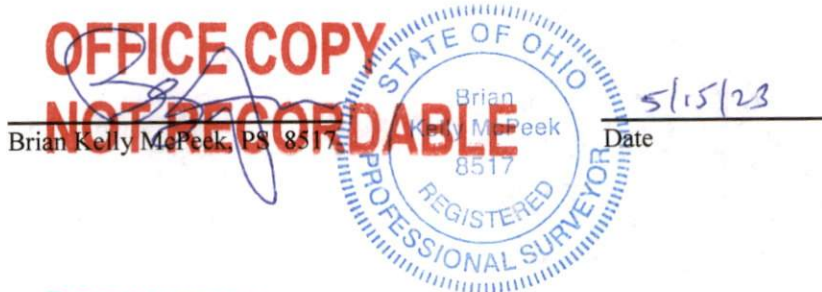
Beginning at an iron pin found (bowman) at the northwest corner of said Lot 21, thence wit the common line of Lots 21 & 20, S 87°05'04" E a distance of 488.59 feet to a pipe found (1") at the north west corner of the lands now owned by Michael A. & Mary K. Sims (DR 794-191);
thence leaving said lot line and going with the west line of said Sims' lands and then through said Shustar's lands, S 03°22'41" W a distance of 555.30 feet to an iron pin set on the north line of the lands now owned by Phyllis F. Whited (OR 2834-151), passing a pipe found (1") at 262.00 feet;
thence with the north line of said Whited's lands, N 87°15'21" W a distance of 491.85 feet to a pipe found on the west line of said Lot 21;
thence with the west line of said Lot 21, N 03°42'44" E a distance of 556.81 feet to the place of beginning, containing 6.257 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.

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

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 6.257 acre parcel is based on a field survey made by McPeek Land Surveying on May 12th, 2023.



DESCRIPTION
APPROVED
By: MS/18hours

