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LLC

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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

Diana L. Ables, ETAL

OR 2712-394

+/- 0.948 Ac.

Being part of Lots 2 & 3, Quarter Township Three, T1, R9, Township of Hopewell, County of Muskingum, State of Ohio and being all the lands now owned by Diana L. Ables, ETAL as recorded in OR 2712-394 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a railroad spike set at the north east corner of Lot 2, also being on the west line of Section 23, thence with the east line of said Lot 2, S02°58'30"W, a distance of 141.44 feet to an iron pin set at the northeasterly corner of the lands now owned by Roger H. Miller, II (OR 2717-49);

thence with the common line of said Miller, II/Ables lands the following two (2) courses:

1. N87°46'40"W, a distance of 229.14 feet to a point, passing an iron pipe found out of position at 34.36 feet, 5.74 feet left of line and an iron pin set at 219.14 feet;
2. N02°13'20"E, a distance of 141.43 feet to an iron pin set on the lot line of said Lots 2 & 3, also being on the south line of the lands now owned by Larry L. Caldwell (DR 1054-348);

thence with the said lot line, also being the common line of said Ables/Caldwell, S87°46'40"E, a distance of 99.00 feet to an iron pin set;

thence leaving said lot line and continuing with said common line of Ables/Caldwell and going into said Lot 3 the following two (2) courses:

1. N02°13'20"E, a distance of 66.00 feet to an iron pin set;
2. S87°46'40"E, a distance of 133.27 feet to a railroad spike set on the east line of said Lot 3, passing an iron pin set at 108.27 feet;

thence with the east line of said Lot 3, S03°19'15"W, a distance of 66.01 feet to the place of beginning, containing a total of 0.948 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 MCPECK PS8517.

The above described 0.948 acre parcel is based on a field survey made by McPeck Land Surveying on December 17th 2017



Parcel No.

All of: 25-40-41-05-000 (+/- 0.201 ac.)

All of: 25-40-41-06-000 (+/- 0.747 ac.)

Total +/- 0.948 ac.

DESCRIPTION

APPROVED

By:

RE-SURVEY

SITUATED IN

The State of Ohio, County of Muskingum Township of Hopewell, Or. Twp. 5 and being part of Lots 2 & 3, T1, R9.

BASIS OF BEARING

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



LEGEND

- Iron Pipe Found
- Iron Pin Found
- ⊗ Property Hook
- ⊗ Axle Found
- Iron Pin Set



REFERENCES

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



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**OFFICE COPY
NOT RECORDABLE**

Bruce Kelly McPeck
Reg. Surveyor No. 8517

Date 12/19/17



DESCRIPTION

APPROVED

By *[Signature]*



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft