

25-40-41-18-002



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Part of:  
J & M Construction, LLP  
OR 2543-399  
+/-0.494 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being part of Lots 1 & 2 of Township 1, Range 9, also being part of the lands now owned by J & M Construction, LLP as recorded in OR 2543-399 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at the northwest corner of said Lot 1, thence S 88°07'01" E a distance of 1524.48 feet to a point in the center of Hopewell National Road (CR-415), the principal place of beginning;

Thence with the center of said Hopewell National Road, N 85°21'27" E a distance of 127.47 feet to a point, said point being the northwest corner of the lands now owned by William Henry & Sandra K. Luburgh (OR 2857-525);

Thence leaving the center of said road and going with the common line of said Luburgh/J & M Construction, LLP's lands, S 01°11'57" W a distance of 173.00 feet to an iron pin found on the north line of the lands now owned by Jesse Martin & Amy Martin (OR 2230-228), passing an iron pin found at 32.70 feet;

Thence with the north line of said Martin's lands, S 88°13'17" W a distance of 126.98 feet to an iron pin set;

Thence leaving the north line of said Martin's lands and going through said J & M Construction, LLP's lands, N 01°11'58" E a distance of 166.62 feet to the place of beginning, passing an iron pin set at 130.06 feet, containing 0.494 acres more or less, where 0.115 acres lies within the right of way of said Hopewell National Road, 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 0.494 acre tract is based on a field survey made by McPeek Land Surveying, LLC on November 6<sup>th</sup>, 2020.

*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.*

**OFFICE COPY  
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



Date

11/10/20

Parcel No.

Part of: 25-40-41-18-002 (+/- 0.494 ac.)

DESCRIPTION

APPROVED

By:

*[Signature]* 11/10/2020

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

*[Signature]*  
11/13/2020

Date

Fee Paid