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Lisa M. Lybarger
OR 3169-47
All of: 25-40-41-50-000
+/-7.853 Ac.

Situated in the State of Ohio, Muskingum County, Township of Hopewell, part of Lot 17 of Qtr. Twp. 3, Township 1, Range 9 and being all of the lands now owned by Lisa M. Lybarger as recorded in OR 3169-47 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning at an axle found at the northwest corner of said Lot 17, thence with the north line of said lot, S87°14'16"E, a distance of 371.52 feet to point at the northeast corner of the lands now owned by Thomas E. & Cheryl A. Dolen (OR 2832-740) and the principal place of beginning, said point is referenced by an axle found that bears N 02°54'12" E a distance of 2.88 feet;

thence continuing with said lot line, S87°14'16"E, a distance of 660.44 feet to an iron pin found (mcpeek) at the northwest corner of the lands now owned by Silas Cade Oberhauser (OR 2825-312);

thence with the west line of said Oberhauser's lands, S 02°56'31" W a distance of 505.39 feet to a point in the center of West Pike (U.S. 40), passing an iron pin found (mcpeek) at 443.05 feet;

thence with the center of said West Pike, N 89°26'47" W a distance of 660.65 feet to a point at the southeast corner of the lands now owned by Ronald E. Campbell (OR 2704-563);

thence with the east line of said Campbell's lands and then onto the east line of said Dolen's lands, N 02°54'12" E a distance of 530.84 feet to the place of beginning, passing an iron pin found (mcpeek) at 68.02 feet and an axle found at 237.36 feet, containing 7.853 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 7.853 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 30th, 2018 & September 27th, 2024.

